

**CITY OF SOUTH EL MONTE
REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION**

*****SPECIAL NOTICE REGARDING COVID-19*****

On September 16, 2021, Governor Newsom signed AB 361, which modified the Brown Act to allow for teleconferencing participation at local legislative body public meetings during a proclaimed state of emergency. Pursuant to Government Code Section 54953(e) as amended by AB 361, City Commissions are authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically available to all members of the public seeking to observe and to address the local legislative body. Public participation will be allowed via the information below.

THIS IS A PLANNING COMMISSION MEETING BY VIDEO, TELECONFERENCE AND IN-PERSON

Said public hearing will be held before the Planning Commission of the City of South El Monte in the Council Chambers, located at 1415 Santa Anita Avenue, South El Monte, CA, and remotely by dialing 669-900-6833 and using access code # 884 1995 5622 or by logging on to: <https://us02web.zoom.us/j/88419955622> on TUESDAY, December 21, 2021 at 6:00 p.m., at which time proponents and opponents of the items will be heard. Additional information on any item of the agenda, including Staff Reports, and other pertinent documents are available for review with the Planning Division

Members of the public wishing to submit a general comment or a comment on an agenda item, can email Angie Hernandez at ahernandez@soelmonte.org or call (626) 579-6540 X3233 to leave a voicemail message. All comments received by 5:00 p.m. on Tuesday, December 21, 2021 will be added to the Planning Commission agenda as part of the public comment.

December 21, 2021, 6:00 P.M.

**CITY HALL CHAMBERS
1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733**



**RUBY YEPEZ, CHAIRPERSON
LEO BARRERA, VICE-CHAIRPERSON
RUDY BOJORQUEZ, COMMISSIONER
LARRY RODRIGUEZ, COMMISSIONER
JEFF ORTIZ, COMMISSIONER**

**CHRISTY MARIE LOPEZ, ASSISTANT CITY ATTORNEY
COLBY CATALDI, DIRECTOR OF COMMUNITY DEVELOPMENT AND PUBLIC WORKS
IAN MCALEESE, ASSISTANT PLANNER
ANGIE HERNANDEZ, COMMISSION SECRETARY**

1. CALL TO ORDER

2. ROLL CALL

Commissioners: Bojorquez, Barrera, Ortiz, Rodriguez and Yopez

3. FLAG SALUTE

4. APPROVAL OF AGENDA

This is the time for the commission to remove any items from the agenda, continue, add items, to make a motion to rearrange the order of this agenda, or accept Agenda “as-is”.

5. PUBLIC COMMENT

Any person wishing to address the Planning Commission on any items not on the agenda, or any other matter, is invited to do so at this time. Pursuant to the Brown Act, the Commission cannot discuss or take action on items not on the agenda. Matters brought before the Commission that are not on the agenda may be, at the Commissions’ discretion, be referred to staff or placed on the next agenda.

6. CONSENT CALENDAR

6.a. Minutes for November 16, 2021

RECOMMENDATION: Staff recommends that the Planning Commission approve the above reference minutes.

7. GENERAL BUSINESS

7.a. Consideration of Resolution No. 21-01 a Conditional Use Permit (CUP) (No. 21-01) to allow for a Type 42 License, on-sale of beer and wine, for a beverage lounge in conjunction with a concert hall (“VIP Lounge”) located at 1221 Peck Road, South El Monte CA 91733.

This item was continued from the November 16, 2021 Planning Commission meeting.

RECOMMENDATION: Staff recommends that the Planning Commission continue Resolution No. 21-01 for the Conditional Use Permit CUP (NO. 21-01) to the next Planning Commission meeting scheduled for January 18, 2022

Public Notice was posted 10/07/2021

7.b. Consideration of Resolution Nos. 20-09, 20-12, and 20-13 approving a Conditional Use Permit (CUP) (No. 20-09) to allow for the construction of 73 residential apartments with 8 retail units at 2727 Rosemead Boulevard and 9340-9352 Mabel Avenue, a Subdivision (No. 20-12) to merge six parcels into one, and Zone Change (ZC) (No. 20-13) and General Plan Amendment (GPA) (No. 20-14) to change the existing zoning from Commercial-Manufacturing

“C-M” to Commercial-Residential “C-R” and change the General Plan designation from Commercial-Manufacturing to Mixed Use.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 20-13, recommending that the City Council adopt a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Zone Change (No. 20-13), and General Plan Amendment (No. 20-14). Also adopt Resolution No. 20-09, conditionally approving a Conditional Use Permit (No. 20-09), adopt Resolution No. 20-12, and conditionally approving a Subdivision (No. 20-12), pursuant to the adoption of Resolution No. 20-13.

Public Notice was posted 12/09/2021

8. DIRECTOR UPDATE

9. COMMISSIONER COMMENTS

10. ADJOURNMENT

January 18, 2022 at 6:00 p.m.

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION - MINUTES
Tuesday, November 16, 2021, 6:00 P.M.**

**THE PLANNING COMMISSION CONDUCTED THIS MEETING BY
TELECONFERENCE IN ACCORDANCE WITH CALIFORNIA
GOVERNOR NEWSOM'S EXECUTIVE ORDERS N-29-20
AND COVID-19 PANDEMIC PROTOCOLS**

1. CALL TO ORDER

Chairperson Jeff Ortiz called the meeting to order at 6:03 p.m.

2. ROLL CALL

Present via teleconference - Commissioners: Leo Barrera and Rudy Bojorquez.
Present in Council Chambers: Larry Rodriguez, Ruby Rose Yopez and Jeff Ortiz.

Present via teleconference: Christy Marie Lopez, Assistant City Attorney. Present in Council Chambers: Colby Cataldi, Public Works Director; Ian McAleese, Assistant Planner; and Angie Hernandez, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

Commissioner Larry Rodriguez led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

A motion was made by Bojorquez, seconded by Barrera, and carried 5-0, to approve the agenda.

Vote: 5-0

Ayes: Commissioners: Bojorquez, Ortiz, Yopez, Barrera and Rodriguez

Nays: None

5. PUBLIC COMMENT

Chairperson Ortiz opened the public comment.

Having seen no public comment, Chairperson Ortiz closed public comment.

6. CONSENT CALENDAR

6.a. Minutes for October 19, 2021

Amend as follows: Commissioner Bojorquez to also have an excused absence.
A motion was made by Bojorquez, seconded by Rodriguez and carried 5-0 to approve Consent Calendar.

Vote: 5-0

Ayes: Commissioners: Bojorquez, Ortiz, Yopez, Barrera and Rodriguez

Nays: None

7. PUBLIC HEARING

- 7.a. **Consideration of Resolution No. 21-01 denying a Conditional Use Permit (CUP) (No. 21-01) to allow for a Type 42 License, on-sale of beer and wine, for a beverage lounge in conjunction with a concert hall (“VIP Lounge”) located at 1221 Peck Road, South El Monte CA 91733.**

This item was continued from the October 19, 2021 Planning Commission meeting.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-01 denying CUP (NO. 21-01)

Public Notice was posted 10/07/2021

Assistant Planner McAleese presented the staff report. The applicant, Issam “Emil” Ayad (“Applicant”), is applying to open a concert hall and beverage lounge with a Type 42 on-sale beer and wine (“Project”) at 1221 Peck Road, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 44,757 square feet (1.03 acres) and one existing 8,184 square foot union hall consisting of a 3,616 square foot meeting room, a 2,284 square foot first floor, and 2,284 second floor office. The property is located on the northwest corner of Peck Rd and Durfee Ave, just south of SR-60 and is zoned “C” (Commercial). The site historically was used as a labor union hall and office and has recently been utilized as an office and storage site for a security company and nonemergency transportation business, which consists of over twenty vehicles parked on-site overnight.

The Planning Commission requested the applicant return to Planning Commission to address some concerns. Staff reached out to the Applicant with the comments and recommendations to address the issues brought up at the October 19 Planning Commission meeting. In regard to the definition of what the concert hall will be used for, the Applicant responded that it will be used for private events which is more the definition of a banquet hall than concert hall. The Applicant explains that operation of the beverage lounge will be utilized when requested by those who book the banquet hall, and will not be in use if no beer and wine is requested. The request for a traffic study for the Project was rejected by the Applicant on the grounds that the meeting hall was built for this use, and that he does not have the funds for the study. Similarly, the request for a new fence was rejected on the grounds of no funds and that the fence is owned by Caltrans. Finally, the Applicant stated that they have owned a business similar to the one proposed in the past, but currently do not have one.

Note: For the record, the applicant supplied photos on November 15, 2021 of his property for all commissioners and staff to review and has been made part of the record for this item. Confirmation all commissioners and staff have received them is on the record here as: YES, confirmed.

Some topics of Commissioners’ concerns included the following:

- Denial of the CUP include all uses listed in the Resolution? Yes. An approval or denial would apply to the entire project addressing all uses.
- Please clarify if the applicant is in a position to satisfy all the city requirements? It solely depends on the applicant. Trying to work with Caltrans on the fencing, provide a landscape plan and obviously address the parking situation. The applicant requested staff bring this item before Planning Commission therefore staff has provided their recommendation based on the answers the applicant has provided.
- What was the outcome of the Traffic Study? The request was made to the applicant to provide a traffic study in an attempt to alleviate any future or potential traffic situations, the applicant has declined to pursue a traffic study at this time, and requested staff move forward with his application as-is. The applicant stated a traffic study costs \$12,000 and that is money he does not have at this time. He would have to wait two months for the report and pay rent in the meantime.
- The applicant's correct use is a Banquet Hall, correct? Yes, the applicant will be using the property as a banquet hall. Will the applicant consider moving forward with just his application for a banquet hall without the beer and wine licensing instead? Staff is unsure if the applicant would consider moving his application forward. Although for the record, the parking situation is still a pending topic of concern that needs to be addressed.
- Additional comment was made in reference to the name of the establishment. Commissioner stated the name sounds like an adult entertainment establishment and would request the applicant to consider changing the name. Staff stated the business license department will only allow for the use of a banquet hall/beverage lounge as being requested here. Live entertainment is considered a violation of the CUP.
- Clarify the business will operate as a beverage lounge exclusively or the banquet hall? Applicant has stated the beverage lounge would operate THURS – SUN and the concert hall would operate 7 days a week. If planning commission decided to approve this application staff would need to include a conditions of approval statement that includes specific hours of operation when the concert hall could open and items along those lines. Would the applicant be able to operate as a bar – with the beverage lounge portion of his CUP? From the plans provided, the bar lounge does not have a bar top, but does operate as a lounge that allows people to congregate and drink. The applicant stated he would not operate the bar lounge unless the banquet hall was in operation.
- Are there any age requirements? ABC Type 42 license requires that no minor can be on site. Patrons 18 and over are okay to be onsite. And patrons 21 + over are allowed to consume and purchase beer and wine.
- A direct quote from the applicant was read aloud: "If not approved, my family and friends will have special events and lease back the parking lot to the landlord in stages for his rack business to cover the rent". If the applicants project is denied, will he be allowed to continue his business operation or what can be done if this application is denied? If the application is denied, neither of those uses would be allowed to operate. The property itself is only allowed to operate as a transportation office and storage space for vehicles. They would have to apply for a specific

business license to operate any other type of business at this location. Banquet hall and Storage racks are not permitted uses. A temporary use application could be allowed for any specific day or over a weekend to use for a private event at the location and can be obtained at City Hall.

- Comment: Offsite parking situation is not being addressed by the applicant – Where would all the vehicles get parked? Throughout the City? – That is a nuisance. Staff added: Most of the area around the property is red curbed, which means no parking on the streets in any event. The first available non- painted curb is up the street near Michael Hunt Drive on Peck, with another small non-painted curb on Durfee near the dead-end by the Motel 6 and all the South and West ends of Peck road are all red curb painted.
- Proposed cars allowed? 71 cars allowed on site. Valet option was the plan if the applicant was allowed to operate. And would these 71 stalls accommodate for a fire truck in an event of emergency? Yes, as long as there were no more than 71 cars in the lot. If the lot is not 200 feet deep, the fire truck needs 26' of clear of sky otherwise the truck can park at the entrance and have enough fire hose to safely assess the situation. Only entrance on Peck Road.
- What was the former use the Teamsters had at this location? Mainly utilized as office with meeting hall – for meeting only. Teamsters did not use the hall for meetings for over 10 years.
- The standard planning practice for parking requirements is spelled out in out Municipal Code section 17.60. For occupancy load, the city uses the California Building Code (confirmed with our building inspector) for calculating the occupancy load. The discussion the applicant had with city staff was referencing a website that was not calculating the occupancy load using the California Building Code, therefore city staff kept the current calculation method of using the California Building Code. Parking requirements are based on occupancy load. Occupancy load is based on California Building Code whether your maximum capacity is lower or parts of the building are restricted, the California Building Code does not work as such.
- Define meeting hall and banquet hall? What the use is for. Meeting hall is used as just that, to hold meetings with a chair set up just as you would in a conference. A banquet hall involves, tables, chairs, sound system, catering, dance floor, and the sorts. Any type of use change requires a Conditional Use Permit (CUP)
- What can be done to assist the business owner address his parking requirement? The applicant would need to discuss a plan to accommodate the required parking. The conversation must be had in detail to discuss in this forum.
- Will the fence be addressed? The applicant will not install a \$68,000 fence next to Caltrans existing fence that looks terrible. The applicant does not have the patience to deal with Caltrans, as they are non-responsive to any requests.

Chairperson Ortiz opened the public comment.

Applicant, Emil Ayad, expressed the urgency to get his application finalized as soon as possible. The applicant expressed his point of view and frustration regarding the length of time this process has taken. The applicant validated his responses made through the staff report the city staff made. The applicant was open to find a solution to approve his application, whether he modifies the operation hours, is allowed more time to conduct a traffic study or what the need is based on the Commissions' request.

Assistant City Attorney requested if any ex-parte communication has been conducted, which includes communication with the applicant, the applicant's architect/contractor, the property owner or even driven by the property that commissioners state that for the record. Commissioners Ortiz, Barrera and Yopez have all driven by it but have not had any communication with the applicant or any of his contractors or the property owner.

Chairperson Ortiz closed the public comment, having seen no more request for public comment.

The commission requested a site visit prior to the next planning commission meeting.

A motion was made by Bojorquez, seconded by Rodriguez, and carried 5-0 to **CONTINUE** to the **December 21, 2021 Planning Commission meeting** regarding Resolution No. 21-01 to allow for a Type 42 License, on-sale of beer and wine, for a beverage lounge in conjunction with a concert hall ("VIP Lounge") located at 1221 Peck Road, South El Monte CA 91733

Vote: 5-0

Ayes: Commissioners: Bojorquez, Ortiz, Yopez, Barrera and Rodriguez

Nays: None

Abstain: None

7.b. Consideration of Resolution No. 21-14 recommending City Council approve the Resolution to establish basic rules applicable to all SB-9 projects

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-14 recommending that the City Council adopt the Resolution to establish basic rules for SB-9 projects.

Public Notice was posted 11/03/2021

Assistant City Planner began with a quick overview, On September 16, 2021, Senate Bill 9 (SB-9), was signed into law by the Governor. SB-9 amended Section 66452.6 of, and added Sections 65852.21 and 66411.7 to, the California Government Code (Attachment B) to allow for urban lot splits. These changes will require local agencies to approve applications to subdivide single-family zoned lots into a maximum of two lots and to allow the construction of two units on each new lot. In other words, a Single Family Residential (R-1) zoned lot could potentially have four units.

Chairperson Ortiz opened the public comment. Having seen no public comment, Chairperson Ortiz closed public comment.

Some topics of Commissioners' concerns included the following:

- Parking is a concern. 1,250 square foot is the minimum the lot can be before it can be split, based on this new law. A lot under this 2,500 sq ft threshold would not be allowed to subdivide.
- What is maximum lot split? Law specifically states a single-family lot can only be subdivided once and cannot be split again. Also, prevents a buyer from purchasing multiple single family lots on a block and splitting each of those lots. A lot split cannot be conducted to property owners with adjacent lots.
- Setbacks and utility easements? Education will be provided to residents with ease and this information will be readily available. Plan checkers are required to review these easements. State law minimizes setbacks to four feet. If the setback is less than four feet, state will grant the applicant a substandard setback.
- Limits on story height? SB9 eliminates our development standard to enforce required lot coverage.
- Is each unit required to have a garage? Not necessarily. If you live 500 feet near a bus stop you are not required to provide a parking garage.
- Will two units be allowed to be built on one lot? Yes, two single family residence are allowed on one lot. ADUs and JADUs will not be allowed if the lot is split.

A motion was made by Bojorquez, seconded by Barrera and carried 5-0 to approve Resolution No. 21-14 recommending City Council to recommending that the City Council adopt the Resolution to establish basic rules for SB-9 projects.

Vote: 5-0

Ayes: Commissioners: Bojorquez, Ortiz, Yepez, Barrera and Rodriguez

Nays: None

Abstain: None

8. **DIRECTOR UPDATE** – Director advised the commission of the two policy updates coming in the new year. The general Plan update and the zoning code update. Zoning code grant spear-headed by SCAG, with an RFP getting drafted and released in the near future.

9. **COMMISSIONERS' COMMENTS**

Commissioner Barrera, Rodriguez, Ortiz and Bojorquez – nothing to report.

Chairperson Yepez– Halloween event was successful, she thanked city staff and Pastor Charlie. Commissioner requested city staff to create a climate action plan. Raised her concerns regarding the need and shaping of the future in our city.

10. ADJOURNMENT

A motion was made by Rodriguez, second by Yopez and carried 5-0, to adjourn the meeting at 7:29 p.m.

Vote: 5-0

Ayes: Commissioners: Bojorquez, Barrera, Ortiz, Rodriguez and Yopez

Nays: None

Abstain: None



Planning Commission Agenda Report

Agenda
Item No.
7.a.

DATE: December 21, 2021

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Colby Cataldi, Community Development Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Consideration of Resolution No. 21-01 reviewing a Conditional Use Permit (CUP) (No. 21-01) to allow for a Type 42 License, on-sale of beer and wine, for a beverage lounge in conjunction with a concert hall (“VIP Lounge”).

PUBLIC NOTICE: Notice was posted on October 7, 2021 for Public Hearing before the Planning Commission.

ENVIRONMENTAL REVIEW:

This project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code, § 21080, subd. (b)(9); Administrative Code, Title 14, Chapter 3, § 15301, Class 1, Existing Facilities). This section specifically applies to small additions, expansions, or alterations to existing structures where there is negligible or no expansion of the use. In this case, the current request is to consider the modification of conditions of approval to an existing building where no new square footage is proposed.

PROJECT

LOCATION: Address: 1221 Peck Road
Project Applicant: Issam Ayad
Property Owner: AABC LLC
Zone: “C” (Commercial)
Lot Size: 44,757 sq. ft. (1.03 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“R-1” (Single Family Residential)	Low Density Residential	Single Family Homes
South	“C” (Commercial)	Commercial	Motel
East	“C” (Commercial)	Commercial	Gas Station
West	“C” (Commercial) “C-R” (Commercial-Residential)	Commercial Mixed Use	McDonalds Residential townhomes

BACKGROUND: The applicant, Issam Ayad (“Applicant”), is applying to open a concert hall and beverage lounge with a Type 42 on-sale beer and wine (“Project”) at 1221 Peck Road, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 44,757 square feet (1.03 acres) and one existing 8,184 square foot union hall consisting of a 3,616 square foot meeting room, a 2,284 square foot first floor, and 2,284 second floor office. The property is located on the northwest corner of Peck Rd and Durfee Ave, just south of SR-60 and is zoned “C” (Commercial). The site historically was used as a labor union hall and office and has recently been utilized as an office and storage site for a security company and non-emergency transportation business, which consists of over twenty vehicles parked on-site overnight.

RECOMMENDATION: Staff RECOMMENDS that the Planning Commission continue CUP 21-01 to the January 18, 2022 Planning Commission meeting.

ANALYSIS:

December 21, 2021 Update

Staff was able to meet with the Applicant on-site to go over changes that he is proposing and how to satisfy Development Standards as well as Planning Commissioner comments. Staff is working to get in touch with Caltrans to work in conjunction with the Applicant to improve the quality of the perimeter fence by replacing it or providing a landscaped screen. The parking requirement is being reviewed and will be presented to Planning Commission on the January 18, 2022 meeting.

CONCLUSION: Staff has reviewed the proposed Project and finds it does not currently meet the development standards and that the change of use of the Project midway through the application will not lead to a project that is consistent with the General Plan and Zoning Code. It is staff’s recommendation that Planning Commission continuing the item to the January 18, 2022 Planning Commission meeting.



Planning Commission Agenda Report

**Agenda
Item No.
7.b.**

DATE: December 21, 2021

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Colby Cataldi, Community Development Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Consideration of Resolution Nos. 20-09, 20-12, and 20-13 approving a Conditional Use Permit (CUP) (No. 20-09) to allow for the construction of 73 residential apartments with 8 retail units at 2727 Rosemead Boulevard and 9340-9352 Mabel Avenue, a Subdivision (No. 20-12) to merge six parcels into one, and Zone Change (ZC) (No. 20-13) and General Plan Amendment (GPA) (No. 20-14) to change the existing zoning from Commercial-Manufacturing “C-M” to Commercial-Residential “C-R” and change the General Plan designation from Commercial-Manufacturing to Mixed Use.

PUBLIC NOTICE: Notice of public hearing was posted on December 9, 2021.

ENVIRONMENTAL DETERMINATION: An Initial Environmental Study was prepared for the project in compliance with the California Environmental Quality Act (CEQA) and was made available for public review and comment November 30, 2021 to December 20, 2021. The study concluded that there will be less than significant impacts with project mitigation. Therefore, a Mitigated Negative Declaration has been prepared.

**PROJECT
LOCATION:**

Address: 2727 Rosemead Boulevard and 9340-9352
Mabel Avenue
Project Applicant: Wilson Ye/Mye Plaza LLC
Property Owner: Wilson Ye/Mye Plaza LLC
Zone: “C-M” (Commercial-Manufacturing)
Lot Size: 75,518 square feet (1.73 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“C-M” (Manufacturing)	Commercial-Manufacturing	Carwash Retail Center
South	“M” (Manufacturing) “C-M” (Commercial-Manufacturing)	Industrial Commercial-Manufacturing	Auto Mechanic Mobile Home Park
East	“C-R” (Commercial-Residential) “C-M” (Commercial-Manufacturing)	Mixed Use Commercial-Manufacturing	Restaurant Supermarket
West	“M” (Manufacturing)	Industrial	Wholesale and Single Family Homes

BACKGROUND: The six properties that make up the subject site located at 2727 Rosemead Boulevard and 9340-9352 Mabel Avenue (“Property”) measures approximately 75,518 square feet (1.73 acres) and is located near the northern boundary of the City of South El Monte (“City”). The three properties along Mabel Ave were originally developed with multi-family homes in the 1940s and 9340-9344 Mabel Ave were demolished in 1982, with 9352 Mabel Ave being demolished in 2000. The other three properties along Rosemead Blvd have been undeveloped and utilized as storage of vehicles or an impound yard for the better part of 70 years. Since 2000 all six parcels have been utilized as an impound or storage yard until the property was sold in 2019.

Proposed Project

Wilson Ye/Mye Plaza LLC (“Applicant”) is proposing the development of 106,137 square foot commercial and residential mixed use building. The building height is 60 feet and five-stories with a residential parking level above ground level commercial and guest parking, with three stories of residential units and a recreation area (“Proposed Project” or “Project”). The Proposed Project will include 73 for-rent units, 67 will be market rate and 6 will be affordable units (2 very low income and 4 low income units).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 20-13, recommending that the City Council adopt a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Zone Change (No. 20-13), and General Plan Amendment (No. 20-14). Also adopt Resolution No. 20-09, conditionally approving a Conditional Use Permit (No. 20-09), adopt Resolution No. 20-12, and conditionally approving a Subdivision (No. 20-12), pursuant to the adoption of Resolution No. 20-13.

ANALYSIS:

General Plan Amendment

The six parcels are designated as “Commercial-Manufacturing” Land Use category in the City’s General Plan; the applicant is requesting a General Plan amendment to allow for a change in land use from Commercial-Manufacturing to Mixed Use. The proposed amendment would allow the site to be developed with residential and commercial uses, which is consistent with uses that are

currently occurring at this intersection. Furthermore, the General Plan amendment is intended to promote balanced and dynamic economic growth in the area, and address the residential needs of the City and surrounding region. The amendment would also be consistent with the following goals and objectives of the Land Use and Housing Elements of the General Plan:

Land Use Element

Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte by allowing for the development of a mixed use development by providing both residential and commercial uses in one project and said project is not common within the City.*

Policy 1.1: *Provide opportunities for housing development at a range of densities and housing types that accommodate the varied interests and needs of present and future residents.* This Project will serve the area by greatly expanding the housing stock in the City. Currently the Property is undeveloped, and will create 73 rental units.

Policy 1.2: *Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.* The nonconforming neighborhood has an average density of approximately 21 dwelling units per acre and this Project will provide a higher density of 42.2 dwelling units per acre.

Goal 2: *Focus on revenue-generating development in those areas of the City with high visibility by approving a development that provides new commercial opportunities along the City's highest traveled corridor.*

Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses by allowing for the establishment of a large mixed use commercial/residential development that fits with the surrounding uses.*

Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties by developing a property that has lain vacant for many years and has been underdeveloped.*

Housing Element

Goal 1: *An adequate supply of a variety of housing types to meet the existing and future needs of City residents by allowing the proposed Project to offer new mixed-use for-rent housing that is uncommon in the City.*

Policy 1.1: *The City shall provide adequate sites to facilitate the development of a range of residential development types that fulfills its regional housing needs, including low-density single-family units, moderate- to higher-density single-family attached and multiple-family units.* This development will fulfill a need the City has in regards to their housing needs by providing multi-family units at a range from very low income, to low income, to market rate.

Goal 3: *Compatible land uses that meet the needs of residents, employers and employees.* The development of housing in this industrial, retail, and nonconforming residential area will help visually as well as physically seamlessly transition between the residential uses in the area and industrial uses.

Policy 3.3: *The City shall encourage development of higher density housing in close proximity to public transportation, services, employment, recreation, and other resources and amenities.* This is accomplished through the Project consisting of a mix of residential and commercial uses located near high quality bus routes that are between 500 feet to 1.3 miles away.

Zone Change

In order to allow for the proposed use, a change to the zoning designation will also be required. Currently, the zoning of the Property is “C-M” (Commercial-Manufacturing) and the zoning designation would have to be amended to be consistent with the Property’s new General Plan designation. Therefore, the request includes a zone change from “C-M” (Commercial-Manufacturing) zone to “C-R” (Commercial-Residential) in order to allow for the development of the Project.

To permit the rezoning of the subject site to C-R would allow for the creation of a quality residential development at the site which would help alleviate a housing need in the City.

As analyzed by staff, the proposed change is compatible with the existing uses in the surrounding area along Rosemead Boulevard and Mabel Avenue. The immediate surrounding area is made up of a mix of commercial, residential, and industrial uses which complement the proposed Project.

Therefore, staff has determined that the following findings can be made in favor of the proposed zone change pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.66.040 (Planning Commission procedure) of Chapter 17.66 (Amendments to Zoning Regulations) of the South El Monte Municipal Code:

1. *Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the City* by allowing for the development of the property with a mix of residential and commercial uses that will benefit the City as a whole. Currently, the property is underdeveloped and underutilized and the proposed change will allow for improvements to the property that will address housing needs, diversity of commercial options for the residents and beautification;
2. *The proposed change is in conformance with purpose of Chapter 17.66 (Amendments to Zoning Regulations) the Municipal Code, and with all applicable, officially adopted policies and plans* by changing the Property to the C-R Zone so that the mixed use development will conform to the Zoning Code and General Plan;
3. *Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified* since the use will not change the level of service of the surrounding streets because the surrounding area is already developed as commercial, manufacturing, and residential. Also it was found that the wastewater generation, storm drainage facilities, and water services all are anticipated to meet project demands; and
4. *All uses permitted when the Property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question* since commercial uses are already allowed under the current zoning,

nonconforming residential uses are also present in the area and the Project as proposed complies with the South El Monte Municipal Code.

Tentative Tract Map

Tentative Tract Map No. 83078 will allow for the merger of six parcels into one lot. The proposed merger of the Property is consistent with the General Plan and Zoning Ordinance upon adoption of the change by City Council. The proposed merger will create a single lot to allow for ground level parking and commercial use, with parking on the level above, and residential with a recreation area on the top three levels.

Per SEMMC Section 16.16.025, the Planning Commission shall not approve a tentative map where:

1. *The proposed subdivision, including design and improvements, is not consistent with the general plan or any applicable specific or precise plan. With the adoption and approval of Resolution No. 20-13 by City Council, the subdivision will be consistent with the General Plan.*
2. *The site is not physically suitable for the type or proposed density of development. The grade of the land is flat and suitable for mixed use development and can support higher vertical density.*
3. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat. An Initial Study was conducted and staff is of the opinion, based on the Initial Study, there will be no significant impact on the environment with adoption of a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program (“MMRP”).*
4. *The design of the subdivision or type of improvements is likely to cause serious public health problems. The MND discovered that there is less than significant impact with mitigation measures in effect for air quality, but otherwise nothing was found.*
5. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. The city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction. There are no conflicts of existing easements since the Applicant incorporated these into the design of the Project.*
6. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional*

Water Quality Control Board. A sewer study was conducted and found that no violation would occur.

7. *A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer that the subdivider can correct such conditions.* All preliminary reports were submitted to the satisfaction of the City and will be confirmed by the City Engineer.
8. *The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act.* Staff has determined that the Project meets all the provisions of the Subdivision Map Act as well as the SEMMC as detailed in the attached Staff Report.

As proposed, the requested Tentative Tract Map meets all of the development standards of the State Subdivision Map Act and Title 16 of the Municipal Code for the City of South El Monte. The proposed subdivision is consistent with the proposed General Plan change and meets development standards for mixed use commercial and residential development.

Conditional Use Permit (CUP)

In order to grant a CUP, the Commission must make the following finding pursuant to South El Monte Municipal Code (“SEMCC”) Section 17.68.040:

The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general.

The parcels directly adjacent to the Property are developed with industrial uses, commercial uses, and multifamily units. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because of the conditions that are included in the resolution including Conditions #6-9 that will make sure the Property is kept in a clean and orderly state at all times, as well as many of the surrounding parcels being utilized as similar commercial and residential uses.

Floor Plan

The applicant is proposing three different floor plans which vary in size with a range of 770 sq. ft. to 1,469 sq. ft. The below table breaks down each unit type that are being proposed:

Table 2-3: Residential Unit Summary		
Unit Type	Net Square Feet	Total Units
Type A (2 bed, 2.5 bathroom)	1,008	39
Type B (1 bed, 1.5 bathroom)	770	28
Type C (3 bed, 3 bathroom)	1,469	6
Total		73

All of the unit designs come equipped with a living room, kitchen, laundry facilities, and a private balcony with the third floor units having a larger deck area.

Landscaping and Open Space

Residential developments within the C-R zone are required to provide private or common open space for the enjoyment of its residents according to SEMMC Section 17.15.040D. A total of 140 square feet of outdoor space is required per dwelling unit which comes out to a total of 10,220 sq. ft. which can be private or common space. The Applicant is providing a total of 9,208 sq. ft. of private open space in the form of balconies and decks, with an additional 7,717 sq. ft. of common open space located in the central courtyard. The central courtyard will consist of artificial turf, trellises, benches, two reflection ponds, and an olive tree with pavers. Planters with purple fountain grass, red autumn sage, and smooth agave are also proposed for the courtyard. A recreation room and gym are located in the courtyard for use by the residents, and total 1,540 sq. ft. The total area that is provided for common open space comes out to 16,925 sq. ft. which exceeds the required amount of open space by approximately 66%.

Ground level landscaping will consist of shrubs and groundcover along the south and west perimeter with trees anchoring the southeast and southwest corners. Landscaping will also be planted along the entrance to the parking lot along Mabel Ave as well as the entrance along Rosemead Blvd, with planter islands installed in the parking lot area on the south side of the property. Finally, nine new street trees will be installed along Rosemead Blvd and Mabel Ave.

Off-Street Parking

The required parking for the Project, as described in SEMMC Section 17.60.020, is two standard spaces per dwelling unit with a garage plus one guest parking for every four units, as well as one space for every 300 square feet of gross floor area for the commercial section. The Project includes 113 parking spaces in a ground level parking garage for guest parking and commercial retail uses. Bicycle storage/parking would be provided on the ground level of the parking garage. An above ground (resident only) parking deck would have 110 spaces. A loading space would also be provided near the site access driveway on Rosemead Boulevard for large delivery trucks.

The Applicant is providing a total of six affordable units to earn an incentive for reduced parking requirements. (See below under “Density Bonus Request” for further details.) The reduction changes the parking requirements to a single parking space for every one bedroom unit and one and one-half parking spaces for every two and three bedroom unit. With this change to parking requirements, a total of 114 parking stalls are required for resident and resident guest parking. For the proposed commercial space, a total of 46 spaces would be required based on SEMMC Section 17.60.020, and 40 stalls would be required for the proposed restaurant. A total of 200 spaces are required throughout the whole Project, and 223 are being provided which exceed requirements.

Pedestrian Circulation

Primary pedestrian access to the residential units would be from an elevator and stairwell in the residential lobby, which would be adjacent to the key-card gated parking deck ramp on Mabel

Avenue. The elevator and stairwell in the residential lobby, which would provide access to the above-ground parking deck and all residential floors above.

A second stairwell near the southwestern corner of the building would provide access to the ground floor of the parking garage to the above-ground parking deck and all residential floors above. A third stairwell at the southeastern corner of the building would provide the same access as the other stairwells but be located adjacent to the ground floor commercial retail uses. Lastly, a fourth stairwell at the northwestern corner would provide access only between the ground floor parking garage and the above-ground parking deck.

Pedestrian access to the ground-floor retail and food establishments would be provided from the existing public sidewalks on Rosemead Boulevard and Mabel Avenue. Additional pedestrian entrances are provided at the back of each lease space for access from the parking garage.

Vehicle Circulation

Vehicular access to the project site would be provided from three driveways: two driveways on Mabel Avenue and one on Rosemead Boulevard. The driveway on Rosemead Boulevard would be 28 feet wide, and would be restricted to a right-in, right-out turning movements. The Rosemead Boulevard driveway would lead to a 26-foot-wide drive aisle to the ground floor retail parking on the south side of the project site. The Rosemead Boulevard driveway would also provide emergency access to the site.

The first driveway on Mabel Avenue (closest to Rosemead Boulevard) would be 23.5 feet wide and lead to the private residential above-ground parking deck. This driveway would lead to covered parking stalls provided by the above-ground residential parking deck. The second driveway on Mabel Avenue would be 24 feet wide and provide access to the public ground floor parking garage. Access to the above-ground residential parking deck would be secured by a gate. The Mabel Avenue driveway would allow for both right and left turns out of the Property.

Architecture

Overall, the building would have a neutral color palette featuring yellow, brown, and tan tones with articulated building facades to minimize building massing. The contemporary modern palladium façade would include articulated archway treatments along the ground floor retail shops. Archway supports would be finished in stucco, painted tan with a stone veneer. Large glass windows would be provided for each retail space fronting Rosemead Boulevard and limited portions on Mabel Avenue. The upper residential floors would be finished in stucco and painted with contrasting colors including cream, tan, and terracotta. Architectural tower structures with dark terracotta concrete roof tiles would be located on northeast and southeast corners of the building.

Density Bonus Request

The Applicant has requested one incentive through Government Code Section 65915 Density Bonuses and Other Incentives to deviate from SEMMC Section 17.60.020 which requires two parking spaces for every residential unit. In order to qualify for any incentives, the Applicant must supply affordable units within the development. For every ten percent of low income units

provided, five percent of very low income units, or ten percent of moderate income units, the Applicant would receive a single incentive. The Applicant is proposing a total of two very low income and four low income units, which equates to one incentive. Since the Applicant is only requesting one incentive, the request for a decrease in parking requirements is allowable since it is a single incentive.

ENVIRONMENTAL REVIEW: An Initial Study was conducted and Mitigated Negative Declaration was prepared pursuant to the guidelines of the California Environmental Quality Act (Administrative Code, Title 14, Chapter 3, §15063; §15070). The study concluded that there will be less than significant impacts with project mitigation.

CONCLUSION: The proposed project is consistent with the proposed General Plan and Zoning Ordinance. The project meets all of the development standards of the California Subdivision Map Act and the South El Monte Municipal Code. The proposed mixed use commercial/residential development will provide new housing for the City, as well as a high quality commercial opportunities. In staff's opinion the proposed Project is well designed, representing a quality mixed use development that will promote opportunities for the City. The proposed development will develop a site that has been underutilized for several decades into a viable asset for the City and the community generating property and sales taxes and increasing property values. Staff recommends the Planning Commission adopt Resolution No. 20-09 to conditionally approve Conditional Use Permit 20-09, Resolution No. 20-12 to conditionally approve Subdivision 20-12 for the proposed combination of six lots into one lot, and Resolution No. 20-13 recommending City Council adopt a Mitigated Negative Declaration, General Plan Amendment, and Zone Change.

ATTACHMENTS:

- A – Draft Resolution Nos. 20-09, 20-12, and 20-13
- B – Relevant Code Sections
- C – Vicinity Map/Aerials
- D – Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program
- E – Project Plans

ATTACHMENT A

PLANNING COMMISSION

RESOLUTION NO. 20-09

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION CONDITIONALLY APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT (NO. 20-09) ALLOWING FOR THE DEVELOPMENT OF A MIXED USE DEVELOPMENT FOR RESIDENTIAL APARTMENTS AND FIRST FLOOR COMMERCIAL UNITS AT 2727 ROSEMEAD BOULEVARD AND 9340-9352 MABEL AVENUE

WHEREAS, Wilson Ye/Mye Plaza LLC (“Applicant”) has filed an application for a Conditional Use Permit (“CUP”) to allow for a mixed use development consisting of 73 residential apartments with first floor commercial (“Project” or “proposed Project”) located at 2727 Rosemead Boulevard, 9340-9352 Mabel Avenue, and APNs 5281-002-009 and 5281-002-011 in South El Monte (“Property” or “Project Site”);

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.15.020, the Project requires a conditional use permit (“CUP”) and Planning Commission review and approval because the Project consists of a mixed-use development; and

WHEREAS, a public hearing was held before the Planning Commission on December 21, 2021, to consider the application. All evidence, both written and oral, presented during said public hearing including the staff report and all related documents were considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, City staff had an initial study prepared of the potential environmental effects of the proposed CUP. Based on the information contained in the initial study, staff determined that there was less than substantial evidence that approval of the proposed re-designations may have significant environmental impact with mitigating measures. Accordingly, the City prepared a Mitigated Negative Declaration in accordance with Section 15070 of the State CEQA Guidelines. Notice of the preparation of the Negative Declaration was posted for the period of November 30, 2021 through December 20, 2021. Pursuant to Section 15074(b) of said Guidelines, the Planning Commission independently reviewed and considered the contents of the initial study and the mitigated negative declaration. Pursuant to the Planning Commission’s adoption of Resolution No. 20-13, the Planning Commission has recommended approval of the Mitigated Negative Declaration for the Project in compliance with CEQA Guidelines.

SECTION 2: A record of the public hearing indicates the following:

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed use shall not be detrimental to persons or

properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. With the adoption of Resolution No. 20-13 and approval of City Council, the General Plan Land Use designation for the Property will be “Mixed Use” and the Zoning Code designation will be “C-R” (Commercial-Residential)..

C. The proposed Project promotes the City’s goals and objectives stated in the General Plan. No goal or policy will be impaired.

D. The parcels directly adjacent to the Property are developed with warehouses, multi-family units, and commercial uses. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because of the conditions that are included in the resolution, as well as many of the surrounding parcels being utilized as commercial and residential.

E. All of the development standards for the mixed-use commercial and residential development have been satisfied.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated December 21, 2021, which is hereby incorporated into this Resolution 20-09 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapter 17.15 and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property or the present or future development of the surrounding areas. This is because the Project is compatible with the surrounding uses, as they are zoned mostly Commercial-Manufacturing, with some Commercial-Residential and Manufacturing.

B. Pursuant to SEMMC Section 17.68.040, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. This is so because of the conditions that are included in the resolution which have been added to address any potential impacts, as well as many of the surrounding parcels being utilized as similar uses and as such are likely to significantly impacted by the project.

C. As conditioned, the Project represents a quality mixed-use commercial and residential development that will be compatible with surrounding residential and commercial uses, the surrounding area, and the goals of the City. The proposed Project will contribute to the general well-being of the City in that the Project benefits neighboring uses and will be an asset to the surrounding area, as well as to the rest of the City by providing additional housing and a diverse form of commercial use. As such and as described further in the Staff Report, approving this application will not be inconsistent with the City’s General Plan or the Zoning Ordinance.

D. As conditioned, the proposed Project is consistent with the City’s General Plan if and when Resolution 20-13 is adopted by City Council. The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the development of a mixed use development by providing both residential and commercial uses in one project and said project is not common within the City;
- (2) Policy 1.1: *Provide opportunities for housing development at a range of densities and housing types that accommodate the varied interests and needs of present and future residents.* This Project will serve the area by greatly expanding the housing stock in the City. Currently the Property is undeveloped, and will create 73 rental units;
- (3) Policy 1.2: *Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.* The nonconforming neighborhood has an average density of approximately 21 dwelling units per acre and this Project will provide a higher density of 42.2 dwelling units per acre;
- (4) Goal 2: *Focus on revenue-generating development in those areas of the City with high visibility* by approving a development that provides new commercial opportunities along the City's highest traveled corridor;
- (5) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a large mixed-use commercial/residential development that fits with the surrounding uses;
- (6) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped;

Housing Element

- (7) Goal 1: *An adequate supply of a variety of housing types to meet the existing and future needs of City residents* by allowing the proposed Project to offer new mixed-use for-rent housing that is uncommon in the City;
- (8) Policy 1.1: *The City shall provide adequate sites to facilitate the development of a range of residential development types that fulfill its regional housing needs, including low-density single-family units, moderate- to higher-density single-family attached and multiple-family units.* This development will fulfill a need the City has in regards to their housing needs by providing multi-family units at a range from very low income, to low income, to market rate;
- (9) Goal 3: *Compatible land uses that meet the needs of residents, employers and employees.* The development of housing in this industrial, retail, and nonconforming residential area will help visually as well as physically seamlessly transition between the residential uses in the area and industrial uses; and

- (10) Policy 3.3: *The City shall encourage development of higher density housing in close proximity to public transportation, services, employment, recreation, and other resources and amenities.* This is accomplished through the Project consisting of a mix of residential and commercial uses located near high quality bus routes that are between 500 feet to 1.3 miles away.

SECTION 4: Per Government Code Section 65915 Density Bonuses and Other Incentives, the Applicant has applied for and qualified for one incentive. This incentive is being utilized to reduce required parking to one space for every one-bedroom unit, and one and one-half parking spaces for every two- and three-bedroom units.

SECTION 5: As part of this application, the Applicant is requesting a Zone Change (No. 20-13) and General Plan Amendment (No. 20-14) which requires final approval by City Council. Thus, the Planning Commission's approval of this CUP will be contingent on the approval of the General Plan Amendment and Zone Change by City Council.

SECTION 6: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No. 20-09) to develop a mixed-use commercial and residential development subject to the following conditions:

General Conditions

1. The Applicant and the business entity allowed for hereunder shall indemnify, defend, and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits, or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant and the business entity allowed for hereunder shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized hereunder is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within two years from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all South El Monte Municipal Code provisions.

Planning Conditions

5. The Applicant shall satisfy all conditions of approval in this resolution prior to the issuance of a final Certificate of Occupancy.
6. All mechanical equipment, meter, and above ground utilities shall be located and screened from public view and not visible from the private or public street as allowed by the utility provider and in conformance with all City approvals.
7. The Applicant shall submit detailed landscape and irrigation plans for review and approval. Installation must be completed and inspected for each phase of development. Once installed, all landscaping must be continually maintained and preserved in accordance with the approved landscape and irrigation plan.
8. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall ensure pick up of any and all litter, including but not limited to, large discarded items that may have collected in the Property's parking area and public right-of-way.
9. Any graffiti painted or marked upon the Property or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of discovery or notice from the City.
10. The design of all exterior light fixtures should be compatible with the architecture of the building and not spill over into adjacent parcels.
11. All on-site water facility improvements shall be installed in accordance with the provisions of the San Gabriel Valley Water Company.
12. Decorative perimeter fencing shall be installed subject to the review and approval of the Director of Community Development.
13. Building materials shall be selected for their architectural harmony and aesthetic quality. The materials to be used shall be subject to review and approval of the Director.
14. Natural earth tones or other colors with a subdued quality shall be used as the dominant exterior finish. The colors to be used shall be subject to the review and approval of the Director.
15. Submit a copy of the Conditions, Covenants, and Restrictions (CC&Rs) for City approval. The CCRs shall be recorded as part of this tract. The CC&R's shall include the provisions for use and maintenance of the common open space areas. The CC&R's shall be submitted to the Community Development Division for review and approval before recordation of the final map.
16. The CC&R's shall include a condition that will hold the owner responsible for the removal of any graffiti visible from the public right-of-way immediately or within 24 hours of notice from the City or if not done, the City will have the right to remove the graffiti and seek recovery of that cost from the owner.

17. The CC&R's shall include a condition that the owner will be responsible for the removal of any large discarded items that may have collected in the Property's private area and public right-of-way. Said removal shall be in 24 hours.
18. The CC&R's shall include a requirement for the continued retention of open space and for perpetual maintenance of common areas.
19. In order for the Project to not have any significant impact on the Property, Applicant shall follow all sections of the Mitigation Monitoring and Reporting Program ("MMRP") during grading and construction.
20. Pursuant to SEMMC Section 16.36.015, parkland dedication is required for the proposed residential units, and in lieu fees must be paid upon paying for building permits.
21. An Affordable Housing Agreement must be recorded before issuance of any building permits.

Building Conditions

22. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
23. School Developmental Fees shall be paid to El Monte High School District prior to the issuance of the building permit.
24. Any applicable fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
25. An application to assign unit numbers shall be filed with City prior to plan check submittal.
26. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
27. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
28. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and

- f) The inspection of review of drainage devices.
- 29. All State of California disability access regulations for accessibility and adaptability shall be complied with.
- 30. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
- 31. Foundation inspection will not be made until setback on each side of the proposed building has been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. **THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.**
- 32. Electrical plan check is required.
- 33. Mechanical plan check is required.
- 34. Plumbing plan check is required.
- 35. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
- 36. Project shall comply with the CalGreen Non-Residential mandatory requirements.
- 37. Project shall comply with the CalGreen Residential mandatory requirements.
- 38. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- 39. Separate approval and permit is required for Fire Sprinklers.
- 40. City records indicate the proposed site is a combination of lots under common ownership Building permits shall not be issued until the parcels merged to the satisfaction of the Building Official.
- 41. Upper level parking deck does not meet the California Building Code definition for a mezzanine because this level is not contained between the floor and ceiling in the (enclosed) space of the 1st story. As such, exception item 2 under Section 505.2.1 does not apply. The structure therefore is considered as a 5-story building.
- 42. Special provision per California Building Code Section 510.4 for measuring the height and story of the Group R-2 residential portion above the parking as a separate building because the Group S-2 parking garage consists of more than 1 story above grade plane. The top level of the Group R-2 residential portion therefore constitutes as the fifth story. As a result, Type VA construction for the residential portion is not permitted per Table 504.4.

43. Corridors shall be constructed to afford the fire-resistance rating per Table 1020.1 with exceptions and shall be continuous from the point of entry to an exit per Section 1020.6.
44. Interior exit stairways shall terminate at an exit discharge per California Building Code Section 1023.3. An exit passageway shall be provided per Section 1023.3 to extend the stairways to an exit discharge. It shall also discharge directly to the exterior of the building unless the conditions per exceptions under Section 1028 of the Building Code are met.
45. Accessible residential parking spaces shall be required per Section 1109A.4 where assigned parking spaces are provided. Additional accessible parking spaces shall be separately required per Section 1109A.5 where unassigned guest parking spaces are provided.
46. When option 2 is used to provide complying bathrooms withing the covered multifamily dwelling unit per California Building Code Section 1134.2, all additional bathrooms must comply with items 8 through 12 under the same section. In addition, all power rooms shall be designed to comply with Section 1134.A.
47. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked per California Building Code Section 11B-502.7.1.
48. Where Electric Vehicle (EV) chargers are installed, the EV charging stations shall comply with the accessibility requirements per Chapter 11A or Chapter 11B of the Building Code as applicable.
49. Bicycle racks required by non-residential mandatory measures of the CalGreen Code shall be provided within 200 feet the visitor entrance per Section 5.106.4.1.1.

Engineering Conditions

50. The second sheet of all building plans, grading plans and/or offsite improvement plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
51. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and

- f) The inspection of review of drainage devices.
52. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
 53. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
 54. LID review shall be completed prior submitting grading plans for plan review. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.
 55. Replace existing curb ramp with new curb ramp in accordance with SPPWC Standard Plan 111-5 and as directed by the City Engineer or his/her designee.
 56. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
 57. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.
 58. Close existing driveway apron, and install necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
 59. Install new concrete sidewalk behind landscaped parkway along the length of the property frontage in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer and/or his/her designee.
 60. Install an irrigation system and landscape the designated parkway area, and as directed by the City Engineer and/or his/her designee.
 61. Protect and maintain existing street trees through the duration of the project. Existing street trees must be maintained in healthy condition through the duration of any planning and construction. Trees should be deemed healthy and in good condition upon the conclusion of any construction in order for the project to be accepted as completed by the Public Works Department.
 62. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
 63. The approved building address(es) shall be painted on the curb to the City's standards as required by the Public Works Inspector prior to final inspection.

64. Relocate water meter from the sidewalk as directed by the City Engineer or his/her designee.
65. Install new streetlight to match existing street light standards in the street block, and as directed by the City Engineer or his/her designee.
66. Rehabilitate existing Asphalt Concrete (“AC”) street pavement along the length of the property frontage to the centerline of the street as indicated below, and as directed by the City Engineer or his/her designee:
 - a. Remove and reconstruct existing pavement. New street section shall match existing adjacent street section, but shall not be less than 4” AC, 4” CAB on 95% compacted base.
 - or
 - b. Pay in-lieu fee for the required rehabilitation to the City. City will use the in-lieu fees in the future for street rehabilitations as necessary.
67. Underground all utility services to the property.
68. Protect existing tree(s) that are identified as being saved.
69. Remove existing tree(s) that are identified as being removed.
70. Sewer Study shall be reviewed and approved by the City Engineer or his/her designee, prior to the issuance of permits. If sewer is found to be inadequate, sewer improvement plans shall be submitted to the City for approval and required improvements shall be made at the sole cost to the property owner/developer.
71. The parcels shall be merged prior to permit issuance.
72. The Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits. Any mitigation measures shown on the traffic study if any shall be made at the sole cost to the property owner/developer.

LID Conditions

73. The project will disturb over an acre. A Storm Water Pollution Prevention Plan (SWPPP) must be submitted, reviewed for sufficiency, and deemed in compliance with the CGP. The SWPPP must be uploaded to SMARTS and issued a WDID number prior to permit issuance.
74. Final or Precise Grading plans must be submitted for review and approval by the City. The Precise Grading plans must be reviewed and demonstrate conformance with the approved LID plan for the project.

Fire Department Conditions

75. Access as noted on the Tentative and the Exhibit Maps (e.g. site plan, floor plan, and other renderings) shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
76. The Final Map shall be submitted to the Fire Department, Land Development Unit for review and approval prior recordation.
77. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the 2017 County of Los Angeles Fire Code, Table B105.1.
78. The required fire flow for the public fire hydrants for this project is 2500 gpm at 20 psi residual pressure for 2 hours. Two public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1.
79. All required public fire hydrants shall be installed, tested and accepted prior to the clearance to the public hearing.
80. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
81. Additional Fire Department requirements will be determined during the Building Plan Check Phase.

Sheriff Department Conditions

82. A Construction Traffic Management Plan should also be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs should be posted to advise motorists of reduced construction zone speed limits.
83. The proposed Project will benefit from a landscaping maintenance program that would minimize opportunities for individuals to hide. The surrounding areas have experienced an increase in the amount of homeless persons loitering on the streets and sleeping encampments, and improvements deterring this practice would be beneficial. The Sheriff Station also recommends limiting the height of hedge-type plants around security gates to allow visibility from the street.
84. The building configuration and its relationship with the adjacent existing mobile home park and light industrial buildings would potentially create hiding places for criminal activities. The Station recommends the installation of security fences and gates, security cameras, and building lights with motion sensors. It is also recommended that appropriate gate hardware such as keypad/keycard access, automatic gate closer, and tire spike strips to limit unauthorized access and for easy monitoring be implemented. In addition, proposed

location of exterior building security cameras shall be located in areas where they can adequately identify vehicle license plates upon entry/exit into the proposed Project with adequate lighting to enhance visibility. The Station also recommends installation of security cameras inside the building at each level's entry/exit points, at the elevators, and at the stairwells in addition to interior keypad/keycard access.

- 85. Sheriff's Department recommends the installation of video monitoring systems and 24 hour unarmed security.

SECTION 7: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

ADOPTED this 21st day of December 2021.

Chairman

ATTEST:

Secretary, Angie Hernandez

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 20-09 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21st day of December, 2021.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Angie Hernandez

PLANNING COMMISSION

RESOLUTION NO. 20-12

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING A SUBDIVISION (TENTATIVE TRACT MAP NO. 83078) NO. 20-12 TO COMBINE SIX PARCELS INTO ONE AT 2727 ROSEMEAD BOULEVARD, 9340-9352 MABEL AVENUE, AND APNS 5281-002-009 AND 5281-002-011

WHEREAS, Wilson Ye/Mye Plaza LLC (“Applicant”), filed an application for a Subdivision to combine six lots into one (“Project” or “proposed Project”) located at 2727 Rosemead Boulevard, 9340-9352 Mabel Avenue, and APNs 5281-002-009 and 5281-002-011, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 16.04.015, the Project, in part, requires Planning Commission review and approval because the Project requires a Tentative Tract Map; and

WHEREAS, a public hearing was held before the Planning Commission on December 21, 2021, to consider the application. All evidence, both written and oral including the staff report and all related documents, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, City staff had an initial study prepared of the potential environmental effects of the proposed CUP. Based on the information contained in the initial study, staff determined that there was less than substantial evidence that approval of the proposed re-designations may have significant environmental impact with mitigating measures. Accordingly, the City prepared a Mitigated Negative Declaration in accordance with Section 15070 of the State CEQA Guidelines. Notice of the preparation of the Negative Declaration was posted for the period of November 30, 2021 through December 20, 2021. Pursuant to Section 15074(b) of said Guidelines, the Planning Commission independently reviewed and considered the contents of the initial study and the mitigated negative declaration. Pursuant to the Planning Commission’s adoption of Resolution No. 20-13, the Planning Commission has recommended approval of the Mitigated Negative Declaration for the Project in compliance with CEQA Guidelines.

SECTION 2: A record of the public hearing indicates the following:

A. With regard to the application for a subdivision, SEMMC Section 16.16.025 provides that the Planning Commission shall not approve a tentative map where:

- i. *The proposed subdivision, including design and improvements, is not consistent with the general plan or any applicable specific or precise plan.* With the adoption and approval of Resolution No. 20-13 by City Council, the subdivision will be consistent with the General Plan.
 - ii. *The site is not physically suitable for the type or proposed density of development.* The grade of the land is flat and suitable for mixed use development and can support higher vertical density.
 - iii. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat.* An Initial Study was conducted and staff is of the opinion, based on the Initial Study, there will be no significant impact on the environment with adoption of a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program (“MMRP”).
 - iv. *The design of the subdivision or type of improvements is likely to cause serious public health problems.* The MND discovered that there is less than significant impact with mitigation measures in effect for air quality, but otherwise nothing was found.
 - v. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. The city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction.* There are no conflicts of existing easements since the Applicant incorporated these into the design of the Project.
 - vi. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.* A sewer study was conducted and found that no violation would occur.
 - vii. *A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer that the subdivider can correct such conditions.* All preliminary reports were submitted to the satisfaction of the City and will be confirmed by the City Engineer.
 - viii. *The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act.* Staff has determined that the Project meets all the provisions of the Subdivision Map Act as well as the SEMMC as detailed in the attached Staff Report.
- B. The proposed Project promotes the City’s goals and objectives stated in the General Plan as detailed in the Section 3. No goal or policy will be impaired.
- C. The merger of six parcels into one should not become a nuisance to surrounding properties.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated December 21, 2021, which is hereby incorporated into this Resolution 20-12 by reference, the Planning Commission hereby finds:

A. As conditioned below at Section 5 and CUP 20-09, the Project meets the requirements of SEMMC, including Title 16, and will not be detrimental to the public health, safety or welfare, nor will it adversely affect properties or the present or future development of the surrounding areas. The conditions that are included in this resolution, as well as the fact that many of the surrounding parcels are residential uses with some manufacturing and commercial, ensure that this will hold true in the future.

B. As conditioned, the proposed Project is consistent with the City's General Plan if City Council follows Planning Commission's recommendation. The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the development of a mixed use development by providing both residential and commercial uses in one project and said project is not common within the City;
- (2) Policy 1.1: *Provide opportunities for housing development at a range of densities and housing types that accommodate the varied interests and needs of present and future residents.* This Project will serve the area by greatly expanding the housing stock in the City. Currently the Property is undeveloped, and will create 73 rental units;
- (3) Policy 1.2: *Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.* The nonconforming neighborhood has an average density of approximately 21 dwelling units per acre and this Project will provide a higher density of 42.2 dwelling units per acre;
- (4) Goal 2: *Focus on revenue-generating development in those areas of the City with high visibility* by approving a development that provides new commercial opportunities along the City's highest traveled corridor;
- (5) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a large mixed use commercial/residential development that fits with the surrounding uses;
- (6) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped;

Housing Element

- (7) Goal 1: *An adequate supply of a variety of housing types to meet the existing and future needs of City residents* by allowing the proposed Project to offer new mixed-use for-rent housing that is uncommon in the City;
- (8) Policy 1.1: *The City shall provide adequate sites to facilitate the development of a range of residential development types that fulfills its regional housing needs, including low-density single-family units, moderate- to higher-density single-family attached and multiple-family units.* This development will fulfill a need the City has in regards to their housing needs by providing multi-family units at a range from very low income, to low income, to market rate;
- (9) Goal 3: *Compatible land uses that meet the needs of residents, employers and employees.* The development of housing in this industrial, retail, and nonconforming residential area will help visually as well as physically seamlessly transition between the residential uses in the area and industrial uses; and
- (10) Policy 3.3: *The City shall encourage development of higher density housing in close proximity to public transportation, services, employment, recreation, and other resources and amenities.* This is accomplished through the Project consisting of a mix of residential and commercial uses located near high quality bus routes that are between 500 feet to 1.3 miles away.

SECTION 4: As part of this application, the Applicant is requesting a Zone Change (No. 20-13) and General Plan Amendment (No. 20-14) which requires final approval by City Council. Thus, the Planning Commission's approval of this Subdivision will be contingent on the approval of the General Plan Amendment and Zone Change by City Council and shall not be effective until such approval by the City Council.

SECTION 5: Based on the aforementioned findings, the Planning Commission hereby **approves** the proposed Subdivision (No 20-12) to subdivide six parcels into one, subject to the following conditions:

General Conditions

1. The Applicant and the business entity allowed for hereunder shall indemnify, defend, and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits, or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The approval shall lapse and become void if the privilege authorized is not utilized or where the Final Map has not been recorded within two years from the date of this approval.

3. The Applicant and the business entity allowed for hereunder shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten (10) calendar days from the date of the Planning Commission's approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

Planning Conditions

5. A Final Map shall be recorded prior to the issuance of a Certificate of Occupancy is issued.
6. Prior to obtaining any building permits for any construction on the Project site, the Applicant shall submit a site plan and grading plan with hydrology calculations showing the handling of the on-site drainage to the City's Building Division. The Applicant shall submit the above noted plans to the Public Works Department and respective departments for their review.
7. The Applicant will be required to have a Registered Civil Engineer design and construct any public improvements, such as sidewalks, asphalt pavement, curb/gutter, and drive approaches required by the City Engineer, per City standards and specifications.
8. If the sanitary sewer mainline system is going to be maintained by the City, the Applicant shall provide a sanitary sewer easement. All sewer facilities must be designed and constructed per City standards and approved by the Public Works Director.

Engineering Conditions

9. A final tract map shall be submitted to, reviewed, and approved by the City prior to being filed with the Los Angeles County Recorder.
10. A soils report is required.
11. All applicable conditions from City Departments and Divisions shall be incorporated into the tract map prior to submitting the tract map for review.
12. Upon submittal of the tract map for review by the City, a letter signed by both the subdivider and the engineer shall be provided which indicates that these individuals agree to submit one (1) blueprint and one (1) sepia mylar and pdf copy of the recorded map to the City.

SECTION 6: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

[SIGNATURES ON FOLLOWING PAGE]

ADOPTED this 21st day of December, 2021.

Chairman

ATTEST:

Secretary, Angie Hernandez

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 20-12 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21st day of December 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

Secretary, Angie Hernandez

PLANNING COMMISSION

RESOLUTION NO. 20-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR PROPERTY LOCATED AT 2727 ROSEMEAD BOULEVARD, 9340-9352 MABEL AVENUE, AND APNS 5281-002-009 AND 5281-002-011 TO CHANGE THE EXISTING GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL-MANUFACTURING TO MIXED USE AND THE EXISTING ZONING DESIGNATION FROM COMMERCIAL-MANUFACTURING TO COMMERCIAL-RESIDENTIAL

WHEREAS, Wilson Ye/Mye Plaza LLC (“Applicant”) has filed an application for a General Plan Amendment and Zone Change to change the land use designation of property located at 2727 Rosemead Boulevard, 9340-9352 Mabel Avenue, and APNs 5281-002-009 and 5281-002-011 in South El Monte (“Property” or “project site”) from General Plan Land Use Category “Commercial-Manufacturing” to “Mixed Use” and the zoning designation from “Commercial-Manufacturing” to “Commercial-Residential” in order to allow for a mixed use development consisting of 73 residential apartments with first floor commercial (“Project” or “proposed Project”);

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.66.040, the Project requires Planning Commission review and recommendation to City Council because the Project consists of property rezoning; and

WHEREAS, a public hearing was held before the Planning Commission on December 21, 2021, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (“Guidelines” and California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, City staff had an initial study prepared of the potential environmental effects of the proposed CUP. Based on the information contained in the initial study, staff determined that there was less than substantial evidence that approval of the proposed re-designations may have significant environmental impact with mitigating measures. Accordingly, the City prepared a Mitigated Negative Declaration in accordance with Section 15070 of the State CEQA Guidelines. Notice of the preparation of the Mitigated Negative Declaration was posted for the period of November 30, 2021 through December 20, 2021. Pursuant to Section 15074(b)

of said Guidelines, the Planning Commission independently reviewed and considered the contents of the initial study and the Mitigated Negative Declaration. Pursuant to the Planning Commission's adoption of this Resolution No. 20-13, the Planning Commission is recommending approval of the Mitigated Negative Declaration for the Project in compliance with CEQA Guidelines.

SECTION 2: A record of the public hearing including but not limited to the Staff Report and all related documents, indicates the following:

Based on the initial study, the Mitigated Negative Declaration, the comments received thereon, and the record before the Planning Commission, the Planning Commission hereby finds that the Mitigated Negative Declaration prepared for the Project represents the independent judgment of the City and that there is no substantial evidence that the approval of the proposed General Plan amendment and zone change may have any significant environmental impact with mitigating measures implemented. The documents and other materials which constitute the record on which this decision is based, are maintained by the City's Department of Community Development.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated December 21, 2021, which is hereby incorporated into this Resolution 20-13 by reference, the Planning Commission hereby finds:

The proposed amendment would allow the site to be developed with a mix of commercial and residential uses, which is consistent with the area. Furthermore, the Code amendment is intended to promote balanced and dynamic economic growth in the area and address the commercial and residential needs of the City and surrounding region. The amendment would also be consistent with the following goals and objectives of the Land Use and Housing Elements of the General Plan:

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the development of a mixed use development by providing both residential and commercial uses in one project and said project is not common within the City;
- (2) Policy 1.1: *Provide opportunities for housing development at a range of densities and housing types that accommodate the varied interests and needs of present and future residents.* This Project will serve the area by greatly expanding the housing stock in the City. Currently the Property is undeveloped, and will create 73 rental units;
- (3) Policy 1.2: *Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.* The nonconforming neighborhood has an average density of approximately 21 dwelling units per acre and this Project will provide a higher density of 42.2 dwelling units per acre;
- (4) Goal 2: *Focus on revenue-generating development in those areas of the City with high visibility* by approving a development that provides new commercial

opportunities along the City's highest traveled corridor;

- (5) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a large mixed use commercial/residential development that fits with the surrounding uses;
- (6) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped;

Housing Element

- (7) Goal 1: *An adequate supply of a variety of housing types to meet the existing and future needs of City residents* by allowing the proposed Project to offer new mixed-use for-rent housing that is uncommon in the City;
- (8) Policy 1.1: *The City shall provide adequate sites to facilitate the development of a range of residential development types that fulfills its regional housing needs, including low-density single-family units, moderate- to higher-density single-family attached and multiple-family units.* This development will fulfill a need the City has in regards to their housing needs by providing multi-family units at a range from very low income, to low income, to market rate;
- (9) Goal 3: *Compatible land uses that meet the needs of residents, employers and employees.* The development of housing in this industrial, retail, and nonconforming residential area will help visually as well as physically seamlessly transition between the residential uses in the area and industrial uses; and
- (10) Policy 3.3: *The City shall encourage development of higher density housing in close proximity to public transportation, services, employment, recreation, and other resources and amenities.* This is accomplished through the Project consisting of a mix of residential and commercial uses located near high quality bus routes that are between 500 feet to 1.3 miles away.

SECTION 4: The Planning Commission has determined that the following findings can be made in favor of the proposed zone change pursuant to Section 17.66.040 (Planning Commission procedure) of Chapter 17.66 (Amendments to Zoning Regulations) of the South El Monte Municipal Code:

- 1. *Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the City* by allowing for the development of the property with a mix of residential and commercial uses that will benefit the City as a whole. Currently, the property is underdeveloped and underutilized and the proposed change will allow for improvements to the property that will address housing needs, diversity of commercial options for the residents and beautification;

2. *The proposed change is in conformance with purpose of Chapter 17.66 (Amendments to Zoning Regulations) the Municipal Code, and with all applicable, officially adopted policies and plans by changing the Property to the C-R Zone so that the mixed use development will conform to the Zoning Code and General Plan;*

3. *Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified since the use will not change the level of service of the surrounding streets because the surrounding area is already developed as commercial, manufacturing, and residential. Also it was found that the wastewater generation, storm drainage facilities, and water services all are anticipated to meet project demands; and*

4. *All uses permitted when the Property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question since commercial uses are already allowed under the current zoning, nonconforming residential uses are also present in the area and the Project as proposed complies with the South El Monte Municipal Code.*

SECTION 5: The Planning Commission of the City of South El Monte hereby recommends that the City Council approve the Mitigated Negative Declaration, Mitigation Monitoring Program, General Plan Amendment to a Mixed Use designation, and Zone Change to Commercial-Residential for the properties located at 2727 Rosemead Boulevard, 9340-9352 Mabel Avenue, and APNs 5281-002-009 and 5281-002-011 as shown on the attached “Exhibit A” and “Exhibit B.”

SECTION 6: The Secretary shall certify to the adoption of this Resolution and forward the Original to the City Clerk.

ADOPTED this 21st day of December 2021.

Chairman

ATTEST:

Secretary, Angie Hernandez

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 20-13 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21st day of December, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

Secretary, Angie Hernandez

ATTACHMENT B

South El Monte, California Municipal Code

Title 16 SUBDIVISIONS

Chapter 16.16 TENTATIVE MAP FILING AND PROCESSING

16.16.005 Tentative parcel map and tentative tract map filing—Initial processing.

16.16.010 Evaluation of application.

16.16.015 Public hearing.

16.16.020 Applicable law.

16.16.025 Required findings.

16.16.030 Conditions of approval.

16.16.035 Effective date of tentative map approval.

16.16.040 Changes to approved tentative map or conditions.

16.16.045 Compliance with conditions of approval.

16.16.050 Vesting tentative maps.

16.16.055 Expiration of approved map.

16.16.060 Extensions of time for maps.

16.16.065 Map waiver for mobilehome parks.

16.16.005 Tentative parcel map and tentative tract map filing— Initial processing.

A. General Filing and Processing Requirements. A tentative map shall be filed for each subdivision. Subdividers shall submit tentative map applications and all information and other materials required by the city engineer to the city engineer for processing. The city engineer shall review the application for completeness and accuracy in compliance with the California Environmental Quality Act (CEQA), this title, the Zoning Code and applicable provisions of the Map Act.

B. Referral to Affected Agencies. Within five days of the city's determination that the application is complete, the city engineer shall refer the proposed map to:

1. Any city department, county, state or federal agency, and other entity affected by the subdivision.
2. The following agencies, in the event such agency has filed a territorial map with the city pursuant to the Map Act:
 - a. California Department of Transportation (CalTrans). For any subdivision located within the area shown on the territorial map filed by CalTrans.
 - b. Adjacent Local Agencies. For any subdivision that is located within the area shown on the territorial map filed by that local agency.
3. Public Utilities. Public utility companies and other service agencies, including providers of gas, electrical, telephone, and cable television services, which may provide “will serve” letters to the proposed subdivision.
4. School Districts. The governing board of any elementary, high school, or unified school district within which the proposed subdivision is located.
5. State Department of Education. For any proposed subdivision that includes a proposed public school site.

The city shall consider any recommendations submitted by agencies within fifteen days of the agency’s receipt of the map. (Ord. 1121 §1, 2008)

16.16.010 Evaluation of application.

After the city deems the application complete, the director and city engineer shall:

- A. Analyze whether the subdivision is consistent with applicable provisions of this Code, the General Plan, any applicable specific plan, and the Map Act;
- B. Analyze whether the proposed subdivision satisfies the findings in Section [16.16.025](#); and
- C. Prepare a staff report analyzing the application, and recommending approval, conditional approval, or denial of the proposed subdivision. (Ord. 1121 §1, 2008)

16.16.015 Public hearing.

The planning commission shall conduct a duly noticed public hearing on a proposed subdivision. (Ord. 1121 §1, 2008)

16.16.020 Applicable law.

In determining whether to approve a tentative map, the city shall apply only those ordinances, policies, and standards in effect at the date the application was determined complete, except:

- A. Where the city has initiated General Plan, specific plan or subdivision or zoning code changes and provided public notice as required by Map Act Section 66474.2, in which case the city shall apply those ordinances, policies, and standards in effect at the date it acts on the map; or
- B. Where the applicant has requested changes to ordinances, policies, and standards in connection with its map application in which case the city shall apply those ordinances, policies, and standards adopted pursuant to the applicant's request. (Ord. 1121 §1, 2008)

16.16.025 Required findings.

- A. The city shall not approve a tentative map where:
1. The proposed subdivision, including design and improvements, is not consistent with the General Plan or any applicable specific or precise plan.
 2. The site is not physically suitable for the type or proposed density of development.
 3. The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat.
 4. The design of the subdivision or type of improvements is likely to cause serious public health problems.
 5. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. The city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction.
 6. The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
 7. A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer that the subdivider can correct such conditions.
 8. The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act.
- B. Additional Required Findings. The code sections addressing condominiums, dedications and exactions, and parcel map waiver contain additional required findings.
- C. Timing of Construction of Improvements. The city may require construction of public improvements within a specified time after recordation of the map if it finds: (1) it is in the interest of the public health and safety; or (2) it is necessary as a prerequisite to the orderly development of the surrounding area. (Ord. 1121 §1, 2008)

16.16.030 Conditions of approval.

A. Mandatory Conditions. The city shall require the subdivider to:

1. Provide parcels, easements or rights-of-way for streets, water supply and distribution systems, sewage disposal systems, storm drainage facilities, solid waste disposal, and electric, gas and communications services to adequately serve the subdivision.
2. Mitigate or eliminate environmental impacts identified through the environmental review process.
3. Comply with the requirements of Chapters 16.12 and 16.40.
4. Comply with all applicable provisions of this title, the Zoning Code, municipal code, department of public works standard conditions and the Map Act.
5. Obtain a certificate or conditional certificate of compliance pursuant to Chapter 16.28 prior to the sale or subdivision of any designated remainder parcels.

B. Discretionary Conditions. The city may require the subdivider to:

1. Waive direct access rights to any existing or proposed streets;
2. Reserve sites for public facilities, including schools, park and recreation facilities, fire stations, libraries, and other public uses in compliance with Map Act Section 66479;
3. Adhere to time limits or phasing schedules for the completion of conditions of approval, where deemed appropriate;
4. Dedicate land for bicycle paths, local transit facilities (including bus turnouts, benches, shelters, etc.), sunlight easements, and school sites, in compliance with Map Act Chapter 4, Article 3;
5. Construct public improvements within a specified time after recordation of the map;
6. Comply with any other conditions deemed necessary by the city to achieve compatibility between the proposed subdivision, its immediate surroundings, and the community, or to achieve consistency with city ordinances or applicable state law. (Ord. 1121 §1, 2008)

16.16.035 Effective date of tentative map approval.

The date of the resolution approving the tentative map is the effective date of the tentative map. (Ord. 1121 §1, 2008)

16.16.040 Changes to approved tentative map or conditions.

- A. **Minor Changes.** A subdivider may request the following minor changes to an approved tentative map or its conditions prior to recordation of a parcel or final map: minor adjustments to the location of proposed lot lines and improvements; reductions in the number of approved lots; and modifications to the conditions of approval, consistent with the findings required by subsection D of this section.
- B. **Application for Changes.** The subdivider shall file an application and filing fee with the city engineer, using the forms furnished by the city engineer, containing the following information:
1. The tentative map number;
 2. The changes requested;
 3. Any facts supporting the changes; and
 4. Any information deemed appropriate by the city engineer.
- C. **Processing.** Proposed changes to a tentative map or conditions of approval shall be processed in the same manner as the original tentative map, except as otherwise provided by this section.
- D. **Findings for Approval of Minor Changes.** The city shall not modify the approved tentative map or conditions of approval unless it finds the change is necessary because of one or more of the following circumstances, and that all of the applicable findings for approval can still be made:
1. There was a material mistake of fact in the deliberations leading to the original approval;
 2. There has been a change of circumstances; and
 3. A serious and unforeseen hardship has occurred, not due to any action of the applicant.
- E. **Effect of Changes on Time Limits.** City approval of changes to a tentative map or conditions of approval does not constitute an approval of a new tentative map, and shall not extend any time limits. (Ord. 1121 §1, 2008)

16.16.045 Compliance with conditions of approval.

Prior to submitting a final map, the subdivider shall fulfill the conditions of approval including any time limits specified in the resolution and, where applicable, comply with the provisions of Chapter 16.40. (Ord. 1121 §1, 2008)

16.16.050 Vesting tentative maps.

- A. Processing of a Vesting Tentative Map. Pursuant to Section 66498.1 et seq., of the Map Act, a subdivider may file a vesting tentative map. An application for a vesting tentative map shall be in the same form, have the same contents and accompanying data and reports and shall be processed in the same manner as a tentative map. In addition, the application shall include:
1. The words "Vesting Tentative Map" printed conspicuously on the face of the map;
 2. Accurately drawn, preliminary floor plans and architectural elevations for all buildings and structures proposed to be constructed on the property after subdivision;
 3. Plans prepared by a registered civil engineer showing all off-site improvements necessary to carry out the design and improvement requirements of Chapter 16.12.
- B. Findings for Approval. The city shall not approve a vesting tentative map unless the city: determines the proposed development of the subdivision is consistent with the zoning regulations applicable to the property at the time of filing; and makes the findings required for tentative map approval set forth in this chapter.
- C. Expiration of Vesting Tentative Map. An approved vesting tentative map shall be subject to the time limits set forth in this chapter.
- D. Amendment to Vesting Tentative Map.
1. A subdivider may apply for an amendment to the map or conditions of approval prior to the expiration of the vesting tentative map. An amendment request shall be processed as a new application, unless the subdivider is requesting minor changes as defined in Section 16.16.040.
 2. Pursuant to Map Act Section 66498.2, a subdivider may apply for an amendment prior to the expiration of the vesting tentative map to secure a vested right if city ordinances, policies or standards have changed subsequent to the approval of the vesting tentative map.
- E. Development Rights Vested.
1. The approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards (excluding fees) in effect at the time the city has determined that the application is complete.
 2. If Map Act Section 66474.2 is repealed, approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards in effect at the time the city approves or conditionally approves the map.
 3. Subsequent land use permits, building permits, extensions of time or other entitlements filed on parcels created by the subdivision may be conditioned or denied only if the city determines that:
 - a. A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both; or
 - b. The condition or denial is required in order to comply with state or federal law.

4. Fees charged for building or land use permits, including, but not limited to, sewer/water hookup fees and traffic mitigation fees, filed after the approval of a vesting tentative map, shall be as required at the time the subsequent permit applications are filed. Application contents shall be as required by ordinance requirements in effect at the time the subsequent application is filed.

F. Duration of Vested Rights. The development rights vested by this section shall expire if a parcel map or final map is not approved before the expiration of the vesting tentative map pursuant to Section 16.16.055 et seq. If the parcel or final map is approved and recorded, the development rights shall be vested for the following periods of time:

1. An initial time period of twenty-four months from the date of recordation of the parcel or final map. Where several final maps are recorded on various phases of a project covered by a single vesting tentative map, this initial time period shall begin for each phase when the final map for that phase is recorded.
2. The initial twenty-four months shall be automatically extended by any time used for processing a complete application for a grading permit or for design or architectural review, if processing exceeds thirty days from the date the application is accepted for processing as complete.
3. The subdivider may apply for a one year extension at any time before the initial twenty-four months expires by submitting an application to the city engineer with all required fees. The planning commission shall approve or deny any request for extension. The subdivider may appeal a denial within fifteen days.
4. If the subdivider submits a complete application for a building permit during the periods of time specified in subsections (F)(1) and (F)(2) above, the vested rights shall continue until the expiration of the building permit, or any extension of that permit. (Ord. 1121 §1, 2008)

16.16.055 Expiration of approved map.

An approved map is valid for twenty-four months after its effective date, except as otherwise provided by Map Act Section 66452.6, 66452.11, 66452.13, or 66463.5. At the end of twenty-four months, the approval shall expire, and the city will terminate processing, unless:

- A. A parcel or final map for the subject subdivision, and related bonds and improvement agreements, have been filed with the city engineer; or
- B. An extension of time has been granted pursuant to this chapter. (Ord. 1121 §1, 2008)

16.16.060 Extensions of time for maps.

A subdivider may apply for a time extension by filing a written application and required filing fee with the city engineer on or before the date of expiration of the approval or previous extension.

- A. Findings for Extensions. The planning commission may grant extensions to the initial time limit up to a maximum total of six years, if there have been no changes:

1. To the General Plan, any applicable specific or precise plan, or this title applicable to the subdivision since the approval of the map;
2. In the character of the site or its surroundings that adversely affect the policies of the General Plan, any applicable specific or precise plan, or applicable standards of this title; and
3. To the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools so there is insufficient capacity to serve the subdivision.

B. Tentative Maps with Multiple Final Maps. Where a subdivider is required to expend an amount more than one hundred seventy-eight thousand dollars, or as specified in Map Act Section 66452.6, on improvements and multiple final maps are filed covering portions of a single approved tentative map, each filing of a final map shall extend the expiration of the tentative map by an additional thirty-six months from the date of its expiration, or the date of the previously filed final map, whichever is later. The total of all extensions shall not extend the approval of the tentative map more than ten years from its approval. (Ord. 1121 §1, 2008)

16.16.065 Map waiver for mobilehome parks.

The planning commission shall waive a map where owners of mobile homes have submitted a waiver application that fully complies with Map Act Section 66428.1, unless the city makes one or more of the findings set forth in Map Act Section 66428.1. (Ord. 1121 §1, 2008)

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South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.15 COMMERCIAL-RESIDENTIAL (C-R)

17.15.010 Applicability.

17.15.020 Permit requirements.

17.15.030 General development standards.

17.15.040 Additional development standards.

17.15.050 Setback requirements and exceptions.

17.15.010 Applicability.

The commercial-residential zoning district (C-R) is applied to areas appropriate for a mix of commercial and residential activities in conformance with the General Plan. This district allows for a mix of commercial and residential uses, or just commercial, or just residential land uses. (Ord. 1161 §1, 2012)

17.15.020 Permit requirements.

- A. Permitted Primary Uses and Structures. No building, structure or land shall be used and no building, structure or use in the commercial-residential zone shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 17.15-A.
- B. Conditional Uses and Structures. The following uses and structures identified with a “C” in Table 17.15-A may be permitted in the commercial-residential zone subject to approval of a conditional use permit.
- C. Temporary Uses. Temporary uses identified with as “T” in Table 17.15-A shall be allowed subject to approval and compliance with all applicable provisions of this zoning code.
- D. Prohibited Uses. Prohibited uses are identified with no entry in the second column.

Key to Permit Requirements:

Permitted Use - P

Conditional Use (Conditional Use Permit Required) - C

Temporary Use - T

Table 17.15-A

Land Uses	C-R
Accessory Uses and Structures	
Accessory uses, buildings and structures, including gazebos, greenhouses, noncommercial workshops, cabanas, dressing rooms, recreational buildings and restrooms	P
Antennas (pole type) and flagpoles	P
Dish antennas	C
Home occupations subject to the approval of a home occupation permit	P
Incidental outdoor storage shall be permitted provided such storage is conducted wholly within an area completely enclosed by a masonry wall not less than 5.5 feet in height, with all entrances and exits enclosed with opaque gates equal in height of the wall. No outdoor storage shall be permitted to project above the height of the masonry wall	P
Swimming pools, spas and saunas	P
Tennis, paddleball, badminton, volleyball and similar recreational courts	P
Solar energy equipment	P
Education, Public Assembly, Recreation	
Commercial court game facilities, including, but not limited to, racquetball, tennis, paddleball, badminton and volleyball courts	C
Gymnasiums and health clubs including diet centers and tanning salons	C
Places of amusement (bowling alleys, ice skating, roller rinks)	C
Places of worship	P
Private educational institutions (not allowed on the first floor)	C
Theaters	C
Residential Uses	
Live/work units provided that the commercial portion is an office, retail or service use that is permitted in the C-R zone	C
Mixed-use development with a residential component	P
Multiple residential dwelling units, including senior and affordable housing developments	C
Single-family with a minimum density of 30 units per acre. The minimum number of units on each lot is 16 units per lot	P
Multiple-family residential, affordable housing and single room occupancy (SRO) with a minimum density of 30 units per acre	P
Retail Uses	
Alcoholic beverage sales, serving or consumption within any use permitted in the C-R zone	C
Art stores or galleries	P
Audio and visual products	P
Bakery shops, including baking of products sold on the premises only; baking for off-site sales prohibited	P

Land Uses	C-R
Bicycle, sales and service	P
Camera stores	P
China and glassware stores	P
Christmas tree sales lots, when maintained between November 1 and December 31	T
Clothing and apparel stores	P
Delicatessens	P
Drapery stores	P
Drugstores	P
Florist and plant shops	P
Food stores and markets	P
Furniture stores	P
Gift shops	P
Hardware stores	P
Hobby shops	P
Household appliance and repair shops	P
Ice cream parlors	P
Interior decorator shops	P
Jewelry stores (including incidental fabrication)	P
Lighting stores	P
Liquor stores	C
Lock and key services	P
Mail order houses, retail	P
Music stores	P
Nurseries and garden supplies	P
Office uses	P
Paint and wallpaper stores	P
Pet shops	P
Pumpkin sales lots, when maintained between October 15 and November 1	T
Radio, television and similar electronic component stores	P
Restaurants, fast food	P
Restaurants, full service	P

Land Uses	C-R
Shoe stores	P
Sporting goods stores	P
Stamp and coin shops	P
Stationery stores	P
Supermarkets	P
Taverns	C
Tobacco shops	P
Toy stores	P
Typewriter and office machine sales and service	P
Service Uses	
Answering services	P
Automobile service stations	C
Banks, savings and loans, and finance services	P
Beauty shops	P
Carpet cleaning services	P
Car washes (full- or self-service)	C
Copying services, including, but not limited to, photo stating and blueprinting	P
Data processing services	P
Day care centers	C
Diet centers	P
Domestic pet grooming shops; provided that no animals shall be kept on the premises overnight	P
Dry cleaning and laundry establishments (non-industrial)	P
Electrical appliance repair shops	P
Employment agencies	P
Hotel and extended stay uses	C
Hospitals	P
Laundry operated exclusively as a retail-business with laundry machines that are the automatic type and capable of being operated by the public. Such use shall not include machines ordinarily found in industrial type uses	P
Linen supply services	P
Massage establishment	C
Medical and dental laboratories above the first level only	P
Nightclubs	C

Land Uses	C-R
Parcel delivery and pick up services	P
Pawnshops	C
Photocopying and blueprinting services	P
Photo developing stores	P
Portrait studios	P
Printing, other than publishing services	P
Shoe repair	P
Tailor, custom alteration shops	P
Tanning salons	P
Tire stores	P
Tire stores within 500 feet of SR 60	C
Tools sharpening and repair services	P
Travel agencies	P
Vehicle repair garages	
Veterinary offices, including hospitalization services	P
Water softener services	P
Transportation and Communication Uses	
Parking lot/structure facilities	C
Privately operated public utility uses, structures or transmission facilities	C
Publicly operated public utility uses	P
Wireless telecommunication facilities integrated into a building façade or structure or located behind a roof parapet; and located at least 300 feet from any residential zone, measured as the shortest distance, without regard to intervening buildings, from the nearest point of the proposed wireless telecommunication facility to the nearest point of the zone district boundary	C

(Ord. 1239 §6, 2019; Ord. 1228 §5, 2018; Ord. 1217 §5, 2017; Ord. 1195 §11, 2015; Ord. 1161 §1, 2012)

17.15.030 General development standards.

Table 17.15-B

Commercial-Residential District General Development Standards

Development Feature	C-R
Minimum Lot Size	Minimum lot area and width required for new parcels
Area	15,000 square feet

Width	100 feet
Maximum Residential Density	35 dwelling units per acre when abutting a single-family zone; 87 dwelling units per acre when abutting a multifamily zone; 100 dwelling units per acre when not abutting any residential zone
Minimum Residential Density	For developments comprised solely as residential, 20 dwelling units per acre
Front and Side Yard Setbacks	None For residential development only, 10 feet shall be required
Interior Setback Abutting a Residential Zone	5 feet for one story, 15 feet for two stories and 25 feet for three to five stories. Setbacks are measured from the residential property line
Exceptions to Setbacks Requirements	See Section 17.15.050 for setback exceptions
Distance Between Dwellings	N/A
Maximum Height Limits	Maximum building height is 5 stories or 65 feet for commercial, commercial/residential and residential developments
Accessory Structures	N/A
Landscaping	Minimum 10% of lot area
Fences and Walls	See Section 17.14.190 for commercial uses and Section 17.12.220 for residential uses only
Rooftop Equipment	Must be screened from public view
Lighting	Photometric plan is required
Trash Collection Areas	Minimum dimensions: 8' x 10' interior must be enclosed and screened from public view with a decorative structure
Parking and Loading	Parking demand study required

- A. Minimum Lot Size for Multifamily Development. The minimum lot size in the C-R zoning district shall be fifteen thousand square feet for new multifamily housing development.
- B. No Setback Requirements for the First Two Floors from the Garvey or Santa Anita Avenue Property Lines. Above the second story, the setback from the Garvey or Santa Anita Avenue property lines shall be a minimum of five feet. All residential units developed at ground level along Garvey or Santa Anita Avenue shall be required to maintain a ten-foot setback from the front street property line.
- C. Minimum Setbacks. No setbacks required from the street property line, except as required for corner cutoffs at intersections and residential development. If setbacks are provided, these areas shall only be used for landscaping and active pedestrian areas (e.g., plazas, outdoor dining). All street adjacent parking shall be set back a minimum of five feet and the setback area shall be fully landscaped.

D. Corner Cutoff at Intersection. In order to maintain visibility at intersections and to provide architectural interest for buildings at corner locations, buildings shall provide a ten-foot minimum corner cutoff and shall have an entrance to the building from this area. The minimum cutoff area shall be a triangular area that is determined by measuring ten feet back from the corner along both street property lines and drawing a line between the two points.

E. Landscaped Buffer Within Setback Area. Landscaped buffer required. A minimum five-foot wide landscaped buffer shall be provided on the subject property adjacent to any residentially zoned property or intervening alley regardless of the actual building setback that is provided. A landscaped buffer is not required adjacent to an alley at areas where direct vehicular access is provided to the subject property. (Ord. 1240 §5, 2020; Ord. 1161 §1, 2012)

17.15.040 Additional development standards.

A. Limitations and Exceptions to Permitted Uses and Structures. Notwithstanding any other provisions of this chapter, the following limitations shall apply to the conduct of any use permitted in C-R zone as applicable:

1. All uses except outdoor eating areas, parking, growing plants, cut flowers, Christmas tree lots, pumpkin sales lots and provision and storage of shopping carts shall be subject to specific standards contained within this chapter; additionally in the C-R zone, car washes, incidental or temporary uses, service stations, storage yards, vehicle storage or display, tire store uses, and vending machines (vending machines shall not include coin operated amusement devices, rides, scales, or similar devices) shall be conducted entirely within a completely enclosed building which is attached to a permanent foundation. There shall be no outside storage of tools, equipment, supplies or materials.
2. No wholesaling of goods and materials shall be permitted in the C-R zone; retail sales to the general public only shall be permitted.
3. Shopping cart storage shall be located on-site adjacent to the entry of a building and shall be screened with a minimum three-foot, six-inch high solid wall/fence or combination of fence and landscaping to obscure the visibility of shopping carts from the adjacent public rights-of-way. Where the director of the community development department, in his or her discretion, determines that screening interferes with the cart removal/retrieval "opening" given the unique location of the building (e.g., corner structure where cart storage may be visible from two or more intersecting public rights-of-way), the director of the community development department shall exempt the "opening" from the screening requirement and shall determine the orientation, location, size and configuration of the unscreened "opening." Shopping cart storage shall not intrude into any required pedestrian passageway or public right-of-way.
4. All shopping carts shall be contained or controlled within the boundaries of store premises, in accordance with the standards set forth in the Title 8, Chapter 8.26.

B. Performance Standards. In accordance with the goals and precepts of the comprehensive General Plan of the city environmental performance standards are hereby established to protect the community from hazards, nuisances and other negative factors; to ensure that land uses are not operated in such a manner as to cause a detrimental effect on adjacent land uses or the community environment; and to preserve and enhance the lifestyle of South El Monte residents through the protection of the public health, safety and general welfare. In the C-R zone, the following guidelines shall be evaluated on the basis of whether or not the activity is obnoxious to a person of normal sensitivity.

1. General Provisions. No land, building or structure shall be used or occupied in any manner so as to create or maintain any dangerous, injurious, noxious or otherwise objectionable condition caused by fire, explosion or other hazards; noise or vibration; smoke, dust or other form of air pollution; liquid or solid refuse or waste; or any other substance, condition or element used in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises.
2. Air Quality. Any activity, operation, or device which causes or tends to cause the release of air contaminants into the atmosphere shall comply with the rules and regulations of the South Coast Air Quality Management District and with the following:
 - a. Visible Emissions. No visible emissions of air contaminants or particulate matter shall be discharge into the atmosphere. No combustible refuse incineration shall be permitted.
 - b. Dust. Windborne dusts and debris across lot lines shall be prevented by planting, wetting, compacting, paving or other suitable treatment of land surface; storing, treating or enclosing materials; controlling sources of dust and debris by cleaning; or, such other measures as may be required.
 - c. Odors. No odorous material shall be permitted so as to be obnoxious to persons of normal sensitivity as readily detectible at the property line or at any point off-site where the odor is greater.
3. Vibration. No activities shall be permitted which cause objectionable vibration to adjoining property except for construction activities in connection with an effective building permit.
4. Noise. No noise shall be generated which causes the maximum sound level to exceed the noise levels specified in the Title 8, Chapter 8.20. Further, in a mixed use project, no increase in the ambient noise base level for nonresidential uses shall be permitted. Such noise measurements shall be taken at the residential zone property line, or at any point within an abutting residential zone, or at a point within the residential portion of the mixed use project, where the noise level from the nonresidential use is greater. No steady impulsive noise (such as hammering or riveting) or steady audible tone components (such as whines, screeches or hums) shall be detectible from any residential use which is part or adjacent to the mixed use project.

C. Dwelling Unit Size. The gross floor area of any dwelling unit in the C-R zone shall be not less than provided herein. For the purpose of this section, dens, studies or other similar rooms which may be used as bedrooms shall be considered bedrooms. Living rooms, dining rooms, kitchens or bathrooms shall not be considered bedrooms, except that separate dining rooms in efficiency units or rooms that could be converted into additional bedrooms shall be considered bedrooms.

Table 17.15-C

Unit Type	Minimum Size Requirements
Efficiency and one-bedroom units	750 square feet for the residential development
Two-bedroom units	900 square feet for the residential development
Three- or more bedroom units	1,100 square feet for the residential development
Senior affordable units	540 square feet

D. **Outdoor Space.** A minimum outdoor space of one hundred forty square feet shall be provided per dwelling unit. Outdoor space may be provided as common or private space. Any common outdoor space shall have a minimum level surface dimension of twenty feet and a minimum area of four hundred square feet.

E. **Distance Between Dwellings.** A minimum distance of ten feet shall separate exterior walls of separate buildings containing dwelling units on the same lot. The windows or window/door or any one dwelling unit may not face the windows or window/door of any other dwelling unit unless separated by a distance of ten or more feet except where the angle between the wall of the separate dwellings units is ninety degrees or more. Walls parallel to each other shall be considered to be at a zero degree angle.

F. **Access to Dwelling Units.** An elevator shall be provided to serve all stories in a building containing more than three dwelling units where the floor area of any dwelling units is located only on the third story and other dwelling units are located on the first and second stories.

G. **Laundry Facilities.** Laundry facilities shall be provided to serve all residential dwelling units on a lot. Such laundry facilities, constituting washer and dryer appliances connected utilities, shall be provided in the individual dwelling units where there are three or less dwelling units on a lot. Where there are more than three dwelling units on a lot, laundry facilities shall either be provided in the individual dwelling units or in a common laundry room. A common laundry room shall be in an accessible location and shall have at least one washer and one dryer for each five dwelling units. A minimum of two washers and dryers shall be provided at all times. The washer and dryers shall be maintained in operable condition and accessible to all tenants daily between the hours of seven a.m. to ten p.m.

H. **Storage Space—Private.** A minimum of ninety cubic feet of private storage space shall be provided for each residential dwelling unit outside such unit unless a private attached garage, serving only the dwelling unit, is provided. Such private storage space shall have a minimum horizontal surface area of twenty-four square feet and shall be fully enclosed and lockable. (Ord. 1161 §1, 2012)

17.15.050 Setback requirements and exceptions.

A. **Street Front and Street Side Setback.** In the C-R zone, no person shall construct, locate or maintain within the space between a street and a setback line established by ordinance or by this title, any building, wall, fence or structure except:

1. General Exceptions.

- a. Driveway and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area.
- b. Eaves may project into a required setback area for a distance not to exceed thirty inches.
- c. Flagpoles limited to one per site.
- d. Footings and public utility vaults if fully subterranean.
- e. Landscape accent lighting not to exceed eighteen inches in height.
- f. Necessary railings adjacent to stairways.
- g. Retaining walls, planters or curbs which are not more than eighteen inches in height above the ground surface existing at the time of construction.
- h. Subterranean parking garages may extend to the street property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the street property line.
- i. Uncovered steps or landings not over four feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area to the property line.

2. Storage of Material Prohibited. No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this chapter, except temporarily during construction on the same premises.

B. Interior Setback (Exceptions). In the C-R zone, no person shall construct, locate or maintain within the space between a property line and an interior setback line established by ordinance or by this title, any building, wall, fence or structure except:

1. General Exceptions.

- a. Boundary line walls.
- b. Eaves may project into a required setback area for a distance not to exceed thirty inches, provided they do not project closer than thirty inches to an interior property line.
- c. Footings and public utility vaults if fully subterranean.
- d. Driveways, walks and parking areas including lighting pursuant to the provisions of Chapter [17.60](#).
- e. Railings adjacent to stairways.

- f. Subterranean and semi-subterranean parking garages may extend to the interior property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the interior property line.
 - g. Uncovered steps or landings not over four feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback are four feet for a length of fourteen feet measured parallel to the building.
2. Storage Prohibited. No required interior setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna except as provided for in this title. (Ord. 1161 §1, 2012)

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South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.60 OFF-STREET PARKING AND LOADING

17.60.010 General provisions.

17.60.020 Parking requirements.

17.60.030 Development standards.

17.60.040 Remote parking.

17.60.050 Loading facilities and truck maneuvering.

17.60.060 Parking and loading facilities—Nonconforming.

17.60.070 Maintenance of parking.

17.60.010 General provisions.

A. Off-street vehicle parking spaces shall be provided at the time of the use of the land, or at the time of the erection of the building or use of the land or building or structure is altered, enlarged converted or increased in capacity by the addition of uses, floor area, dwelling units guest rooms, beds or seats; provided, however, that additional parking spaces shall not be required at the time of the erection of an addition to a single-family residence if the director of community development shall find all of the following:

1. The proposed addition is otherwise in conformity with the provisions of the zoning regulations;
2. The provision of additional off-street parking of the lot is impossible or impractical because of the size or configuration of the lot and improvement; and
3. The public safety and welfare will not be unreasonably jeopardized by waiving the requirements of additional off-street parking.

B. All off-street parking spaces and areas required by these regulations, or otherwise provided, shall comply with all of the conditions, improvements and landscaping requirements set forth in these regulations, and shall be maintained as much as such thereafter in a reasonable and acceptable manner or condition.

C. All vehicle parking spaces and areas required or otherwise provided shall comply with the following conditions:

1. The number of spaces shall be determined by the amount of use of land, dwelling units, floor area guest rooms, beds, or seats provided, and such parking spaces and areas shall be maintained thereafter without reduction in the number of spaces required in connection with such buildings, structures and uses of land.
 2. Each parking space shall be developed in accordance with standards established by written resolutions of the planning commission and Section 17.60.030.
 3. Adequate driveways and aisles shall be provided as set forth in these regulations and in any standards adopted by the planning commission.
 4. All vehicle parking spaces shall be on the same lot with the land use, building or structure except as otherwise provided in Section 17.60.040.
 5. Any carport or private garage which fronts upon a private street shall be located so as to provide for a minimum automobile ingress or egress of not less than twenty feet between the property line and the entrance to the garage or carport.
 6. No vehicle parking spaces shall occupy or be designed in a required front yard, or in a side yard on a side street, except as specifically provided in these regulations or in the zone district regulations for the zone in which the property is located.
 7. No parking spaces or areas shall be so designed as to require vehicles to back into a street except for single-family or duplex buildings.
 8. No more than twenty feet of the width of the front yard in residential zones may be used or improved by paving or otherwise vehicle access. This area may be increased to a maximum of thirty feet if three covered spaces are provided in a single structure.
- D. In all zones, parking plans for off-street parking facilities shall be submitted for approval to the planning division prior to the issuance of building permits or certificates of occupancy. All plans shall clearly indicate the proposed development, including parking location, size, design, lighting, landscaping, curb cuts, ingress and egress.
- E. Parking shall be based upon gross floor area, except for office buildings in excess of one story, the parking ratio shall be based on net floor area, which is gross floor area minus elevator shafts, stairwells, open courtyards and balconies. Fractional spaces may be rounded to the nearest whole parking space.
- F. Whenever a nonresidential structure is enlarged or increased in capacity, or when a change in use creates an increase in the amount of off-street parking or loading area required, additional spaces shall be provided. Furthermore, for all existing uses or structures, including residential, hereafter expanded by fifty percent or more of the existing gross floor area, the required off-street parking for the entire property or development shall conform to the most current parking standards.
- G. All required parking spaces shall be used exclusively for operable, currently licensed motor vehicles of tenants, occupants, or visitors of the property.
- H. No parking area shall be counted as both a required parking stall and a loading space.

- I. Requirements for uses not specifically listed herein shall be determined by the community development director, based upon the requirements for comparable uses and upon particular characteristics of the use. Additional parking over and above that required herein may be required upon determination of the planning commission that the specific type of business or user generates a greater demand for more parking than the requirement herein.
- J. No tandem parking shall be allowed within private residential areas anywhere in the city, it would adversely impact the aesthetic appeal and character of the city.

Figure 17.60.010-A Standards Spaces

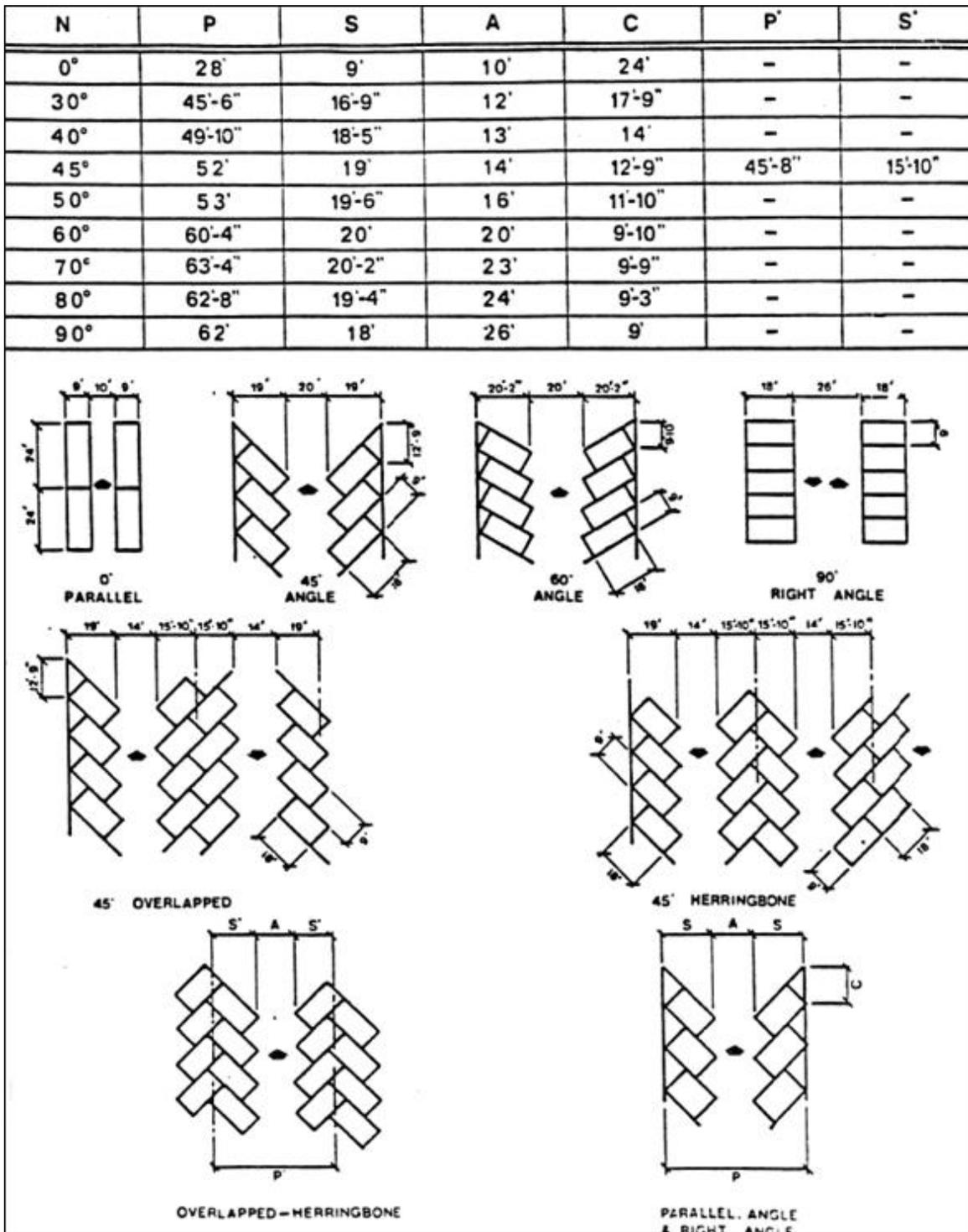


Figure 17.60.010-B Handicapped Spaces

N	P	S	A	C
0'	34'	12'	10'	24'
45'	52'	19'	14'	13'
60'	60'-4"	20'-2"	20'	17'-6"
90'	70'	18'	26'	12'

The diagrams show the following dimensions for each configuration:

- 0° PARALLEL:** Three parallel spaces, each 12' wide, with 10' aisle widths between them and 24' total aisle width.
- 45° ANGLE:** Two angled spaces, each 19' wide, with 14' aisle widths between them and 52' total aisle width.
- 60° ANGLE:** Two angled spaces, each 20'-2" wide, with 20' aisle widths between them and 60'-4" total aisle width.
- 90° RIGHT ANGLE:** Two perpendicular spaces, each 18' wide, with 26' aisle widths between them and 70' total aisle width.

(Ord. 1120 §2, 2008; Ord. 822 §1, 1989)

17.60.020 Parking requirements.

Required vehicle parking shall be provided in accordance with the following schedule. Except that in cases of development for which no specific parking requirements have been established, the planning commission shall establish and approve parking requirements.

Land Use	Required Parking
Residential:	
Single-family dwelling	2 standard spaces within a garage.
Duplex (two-family) or triplex (three-family) dwelling	2 standard spaces per dwelling unit within a garage.
Multiple dwelling	2 standard spaces per dwelling unit with a garage, plus 1 guest parking for every 4 units.
Mobile home park	2 standard spaces for each mobile home site or space. The parking may be tandem. 1 additional space per each 5 mobile home sites or spaces shall be provided for guests.
Senior housing and very low/low income	0.5 spaces per unit.
Commercial:	
General retail or services	1 space for each 300 square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .
General professional offices	1 space for each 300 square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .

Land Use	Required Parking
Restaurants, cafés and similar establishments dispensing food and beverages (including drive-ins, drive-through and take out establishments with designated seating areas)	1 space for each 4 fixed seats or for each 4 persons of occupant load in the dining area. There shall also be provided additional 10% of the required parking with parking to be designated for use by employees. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .
Drive-in, drive-through and take out business with no designated interior or exterior seating areas (including automobile service stations)	1 space for each 250 feet of gross floor area provided, a minimum of 5 spaces shall be provided. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .
Hotels, motels, boardinghouses, clubs, and lodges	1 space for each guest room, suite or dwelling unit, and 2 spaces for any dwelling unit used by a residential manager. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .
Assemblies such as theaters, auditoriums, arenas, stadiums and similar places of assembly including churches and private schools	1 space for each 3 permanent seats, or if movable or temporary seats are used, 1 space for each 3 persons of occupant load. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .
Industrial:	
General manufacturing	1 space for each 750 square feet of gross floor area up to 10,000 square feet and 1 for each 750 square feet of gross floor area over 10,000 square feet plus 1 loading area for each 5,000 square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .
Research and scientific manufacturing	1 space per 750 square feet of gross floor area plus 1 space for each vehicle owned or leased by any occupant and operated from the site. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .
Warehousing	1 space per 1,000 square feet of gross floor area plus 1 space for each vehicle owned or leased by any occupant and operated from the site. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .
Office	1 space for each 300 square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code .
Self-storage	Parking shall be provided along 30-foot wide parking/driving lanes adjacent to the storage buildings and a minimum of 10 spaces adjacent to the leasing office.
Vehicle-related use:	
Auto repair	1 space per 300 square feet of gross floor area.
Auto sales/leasing	1 space per 750 square feet of lot size plus one space per 2,500 square feet of outdoor display and storage area.

Land Use	Required Parking
RVs and related	1 space per 750 square feet of gross floor area plus one space per 2,500 square feet of outdoor display and storage area.

(Ord. 1120 §3, 2008; Ord. 822 §1, 1989)

17.60.030 Development standards.

- A. Paving. All parking spaces, maneuvering, turnaround areas, and any driveways shall be paved with asphalt or concrete to city standards.
- B. Marking of Parking Spaces. All parking spaces, except those within private garages or carport, shall be marked with distinguishable materials. Handicapped spaces shall be clearly identified to preclude their use by unauthorized vehicles.
- C. Bumper Guards or Wheel Stops. Bumper guards or wheel stops shall be provided as necessary to protect any buildings, structures, landscaping or other vehicles.
- D. Illumination. All parking areas must be illuminated; lights shall be arranged so that there is no direct reflection of light toward any adjoining premises, public street, private street or alley.
- E. Parking Area. Any parking area, other than that used for single-family or two-family dwellings (duplex), shall be separated from any adjoining residential zone, church, school, or park by a masonry wall six feet in height, except within a required front setback or front yard on the site of adjoining property, in which case the solid wall shall not exceed forty-two inches in height, but may be increased to a total height of six feet if wrought iron, chain link, or other “see through” materials are used and the design is approved by the director of community development.
- F. Driveways and Aisles. The minimum driveway and aisle widths necessary for adequate ingress and egress shall be provided and maintained free and clear of all obstruction as follows:
1. Minimum one-way driveway widths:
 - a. Single-family or duplex dwellings, ten feet,
 - b. Multiple dwellings, twelve feet,
 - c. All other uses, ten feet;
 2. Driveways affording ingress and egress to a parking area with twenty or more spaces shall be designed for one-way circulation or a double driveway system;
 3. Aisle widths for parking areas shall be in accordance with parking standards adopted by the planning commission.
- G. Landscaping. All parking areas required, or otherwise provided, except for residential zones, shall be landscaped as follows:

1. A minimum planter strip, as required by regulations of the zone district in which site is located, shall be provided on peripheral sides bounded by a public or private street, except for those areas devoted to crosswalks and traversing driveways.
2. A minimum of five percent of the total parking area must be landscaped; provided, however, that any such planting beds shall have a minimum width of three feet and a minimum area of twenty square feet. These beds shall be drawn to scale and indicated on the plot plan.
3. Any unused space resulting from the design of parking may be used for planting purposes; provided, however, that any such planting beds shall have a minimum width of three feet and a minimum area of twenty square feet. These beds shall be drawn to scale and indicated on the plot plan.
4. In complying with the five percent landscaping requirements, the landscaping shall be distributed throughout the parking area as evenly as possible. When parking areas are not visible from the public right-of-way, the director of community development shall have the option of incorporating the required parking area landscaping into other areas of the site including, but not limited to, the landscape front setback.
5. Planter curbing shall be used for landscaping containment. The height of such curbing shall be not less than six inches of concrete or eight inches in masonry.
6. All landscaping areas shall contain an accepted irrigation system (sprinklers, bubblers, or diffuser heads) or hose bibs located within fifty feet of all parts of a planted area, and the system shall be shown on the plot plan or on a separate drawing. (Ord. 1120 §4, 2008; Ord. 822 §1, 1989)

17.60.040 Remote parking.

Remote parking (parking located on a site other than that on which the use is located) may be utilized for multiple dwellings and commercial and industrial facilities under the following conditions:

- A. That the lot or parcel to be utilized for remote parking adjoins the lot or parcel it is to serve; or
- B. That the lot or parcel to be utilized for remote parking is separated only by an alley from the lot or parcel it is to serve; and in both cases;
- C. The lot or parcel utilized for remote parking is in the same ownership as the parcel being served or is held in a long-term (twenty-year) recorded lease providing that the owners or lessees and their heirs, assigns or successors in the interest shall maintain the parking facilities so long as the building or use they are intended to serve be maintained. The covenant shall be prepared for the benefit of and in a form acceptable to the city, shall be recorded with the county recorder of Los Angeles County, and shall provided that the covenant may not be revoked, cancelled or modified without the written consent of the city;
- D. That the lot or parcel is located not more than one hundred fifty feet from the lot or parcel to be served, the requirement for a covenant running with the land as shown in subsection C of this section shall apply. (Ord. 1120 §5, 2008; Ord. 822 §1, 1989)

17.60.050 Loading facilities and truck maneuvering.

- A. All loading docks or loading doors facing upon a public or private street shall be located in such a manner that all truck maneuvering shall take place on the site whenever possible.
- B. All drive approaches shall be designed so as to preclude direct access to a loading dock or loading door from the street whenever possible.
- C. All areas used for parking, maneuvering, or vehicle storage shall be paved with asphalt or concrete to city standards.
- D. For every commercial or industrial building erected or established on a lot which abuts an alley, there shall be provided and maintained a twenty-five-foot by ten-foot by fourteen-foot high loading space for each two thousand square feet of gross floor area. Each loading space shall be clearly marked and identified and shall be kept clear and unobstructed at all times. (Ord. 822 §1, 1989)

17.60.060 Parking and loading facilities—Nonconforming.

Any use of property which, on the effective date of this section is nonconforming only as to the regulations in this chapter regulating off-street parking and loading facilities may be continued as if the off-street parking and loading facilities were conforming, provided that:

- A. There shall be no further reduction of off-street parking and loading facilities that do not exist on the property as of the effective date of this section; and
- B. The property complies with any applicable regulations requiring handicapped parking. (Ord. 937 §1, 1993)

17.60.070 Maintenance of parking.

- A. Any parking spaces or loading zones that were required when the building was originally constructed or subsequently expanded shall be continually maintained.
- B. All parking areas shall be permanently maintained in a safe and clean condition free of physical obstructions and in good condition. All areas, including landscaping, shall be kept free of trash and weeds. Landscaped planters shall be permanently maintained with healthy nursery stock. Any alteration, enlargement, maintenance or repairs shall be subject to the provisions of this chapter.
- C. Any restriping or other changes made to a parking lot shall be reviewed and approved by the planning division prior to such work being commenced. (Ord. 1120 §6, 2008)

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South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.66 AMENDMENTS TO ZONING REGULATIONS

17.66.010 General.

17.66.020 City policies and plans review.

17.66.025 Consistency with hazardous waste management plan.

17.66.030 Initiation of amendments.

17.66.040 Planning commission procedure.

17.66.050 City council procedure.

17.66.060 Expanded area of consideration.

17.66.070 Reapplication.

17.66.080 Reclassification—Conditions attached or attachable.

17.66.010 General.

Whenever the public necessity, convenience or general welfare will be benefitted, the city council may amend the regulations herein, adjust the boundaries of zone districts, or reclassify properties. Insofar as possible, amendments should be in agreement with officially adopted city policies and plans, and shall be consistent with General Plan. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.66.020 City policies and plans review.

In the event a proposed amendment is inconsistent with current city policies and plans, review by the planning commission of such proposed amendment and of current city policies and plans shall be coordinated so that the city council will be able to consider in one proceeding any recommended amendments to city policies and plans necessary to retain consistency by reason of such amendment. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.66.025 Consistency with hazardous waste management plan.

Any decision on a proposed zoning amendment shall be consistent with the portions of the county of Los Angeles hazardous waste management plan as approved November 30, 1989, relating to siting of and siting criteria for hazardous waste facilities. (Ord. 963 §39, 1995; Ord. 888-U §1, 1990; Ord. 887 §1, 1990)

17.66.030 Initiation of amendments.

A. Text Amendments. Text amendments may be initiated by a motion of the city council or the planning commission or by the director of planning development.

B. Property Rezoning. Property rezoning may be initiated by a motion of the city council or the planning commission, by the director of community development, or by an application signed by the owner(s) of all property affected. The application must be on forms prescribed by the planning commission and must be submitted to the community development department. Unless an application is made by a public agency or duly constituted governmental body, it must be accompanied by a fee established by written resolution of the city council.

C. Property Prezoning. An unincorporated area may be prezoned to determine the zoning that will apply in the event of subsequent annexation to the city. Procedures for initiation are the same as for property rezoning.

D. Property Interim Zoning. Properties not prezoned upon annexation must be interimly zoned. The planning commission must consider permanent (precise) zoning thereafter at its earliest convenience. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.66.040 Planning commission procedure.

A. Public Hearing. The planning commission shall hold at least one public hearing on all text amendments and property rezoning proposals. No public hearing shall be required for interim zoning proposals.

B. Public Notice. Notice of public hearing shall be made in accordance with Chapter [17.74](#).

C. Options. The planning commission may disapprove, continue to a later meeting, or recommend approval of a text amendment or property rezoning to the city council. Recommendations for approval shall be based on the following findings.

1. Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the city; and
2. The proposed change is in conformance with the purpose of this chapter and with all applicable, officially adopted policies and plans; and
3. Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified; and

4. All uses permitted when the property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question.

D. Appeal. The applicant, or any other interested party, may appeal the decision of the planning commission to the city council in accordance with provisions of Chapter 17.74. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.66.050 City council procedure.

A. Public Hearing. The city council must hold at least one public hearing on each planning commission recommendation to amend the text of this title or to reclassify property. No public hearing shall be required for interim zoning.

B. Public Notice. Notice of public hearing shall be made in accordance with Chapter 17.74.

C. Options. Text amendments and zoning decision of the planning commission may be modified, approved, disapproved, continued to a later meeting or returned to the planning commission for further study and recommendations. The council's decision must be based on the required findings contained in Section 17.66.040.

D. Effective Date. The city council's decision to approve a text amendment or rezoning shall become effective thirty days from the date of adoption of the ordinance approving the change. All other decisions shall become effective fourteen days after approval.

E. Prezoning Time Limit. If, within one year of official city council approval of a prezoning the subject area has not yet been annexed to the city, the approval may be subject to reconsideration by the planning commission and city council. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.66.060 Expanded area of consideration.

When in the opinion of the director of community development, or upon direction of the planning commission or city council, it is determined that an area subject to reclassification consideration should be expanded or contracted to fulfill the findings specified in Section 17.66.040, the procedure required for approval is the same as specified for the commission and council in Sections 17.66.040 and 17.66.050. Said expansion may be initiated by the director of community development, planning commission or the city council. Final reclassification may include all, a portion, or none of the expanded or contracted area. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.66.070 Reapplication.

Reclassification shall not be reconsidered within one year from the date of the last official action taken unless the submittal is first approved by the planning commission or city council. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.66.080 Reclassification—Conditions attached or attachable.

Conditions of approval for reclassification shall not be cited in ordinances of reclassification. Whenever prerequisite conditions are deemed necessary, ordinances of reclassification shall not be finally acted upon until provisions for compliance have been made. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

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South El Monte, California Municipal Code

Title 17 ZONING

Chapter 17.68 CONDITIONAL USE PERMITS

17.68.010 Purpose.

17.68.020 Application and fee.

17.68.030 Public hearing.

17.68.040 Required findings.

17.68.045 Consistency with hazardous waste management plan.

17.68.050 Commission actions.

17.68.060 Conditions of approval.

17.68.070 Violation of conditions.

17.68.080 Notice of decision.

17.68.090 Effective date and appeal.

17.68.100 Expiration and extensions.

17.68.010 Purpose.

A. The purpose of the conditional use permit is to afford the commission the opportunity to review proposed uses, structures, or facilities which could have an adverse effect upon the surrounding area and to place such reasonable conditions upon these uses and developments as to make them more compatible with their surroundings. These conditions may supercede the development standards required elsewhere, but will not permit uses not otherwise permitted.

B. A conditional use permit shall be required for any use within a zone district which is designated as a conditional use by the district regulations or for such other uses which, by their scope, scale, or nature, would not specifically be permitted uses within any designated zone district, but which would be recognized as uses that would be beneficial to the community as a whole. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.020 Application and fee.

When it is determined that a conditional use permit is required, application shall be made upon forms prescribed by the commission and shall be accompanied by such exhibits, maps or documents deemed necessary to provide the commission with complete information regarding the request. At the time the application is submitted, a fee, established by written resolution of the city council, shall be paid. No part of the required fee shall be refundable unless the application is withdrawn prior to the publication of the notice of public hearing. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.030 Public hearing.

Upon receipt of the required application and fee, the commission shall set a hearing date which shall be advertised as provided in Chapter 17.74 of these regulations. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.040 Required findings.

The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general. If it fails to make these findings, the request shall be denied. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.045 Consistency with hazardous waste management plan.

Any decision on a proposed zoning amendment shall be consistent with the portions of the county of Los Angeles hazardous waste management plan as approved November 30, 1989, relating to siting of and siting criteria for hazardous waste facilities. (Ord. 963 §39, 1995; Ord. 888-U §2, 1990; Ord. 887 §2, 1990)

17.68.050 Commission actions.

The commission may grant, conditionally grant, or deny a conditional use permit based on the required findings, on evidence presented by the staff report, the public hearing, or upon its own study and knowledge of the situation. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.060 Conditions of approval.

The commission may attach such reasonable conditions of approval as it deems are necessary to ensure that the proposed use will be compatible with the surrounding area and with the goals of the city. Such conditions may include, but are not limited to, setbacks, building height, parking, landscaping, and architecture. All conditions shall be binding upon the applicants, their successors and assigns and shall run with the land; shall limit and control the issuance and validity of certificate of occupancy, and shall restrict and limit the construction, location, use and maintenance of all land and structures within the parcel, lot or development. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.070 Violation of conditions.

Should any violation of conditions of approval occur, the planning commission may after appropriate public notice, reopen the public hearing on the conditional use permit and may impose additional conditions to rectify any violations or may, if such is shown to be warranted, revoke the conditional use permit for cause. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.080 Notice of decision.

Not later than ten days following the commission's decision to grant or deny the conditional use permit, the applicant shall be notified in writing of the commission's decision. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.090 Effective date and appeal.

If approved, the conditional use permit shall become effective within fourteen days following the commission's approval. The applicant or any other person aggrieved by the commission's decision may appeal to the city council in accordance with Chapter 17.74 of these regulations. (Ord. 963 §39, 1995; Ord. 822 §1, 1989)

17.68.100 Expiration and extensions.

A. Unless otherwise specified, the conditional use permit, if not utilized within twenty-four months from the effective date, shall be deemed null and void. The abandonment or nonuse of a conditional use permit for three consecutive months or for six months during any calendar year, shall terminate the conditional use permit.

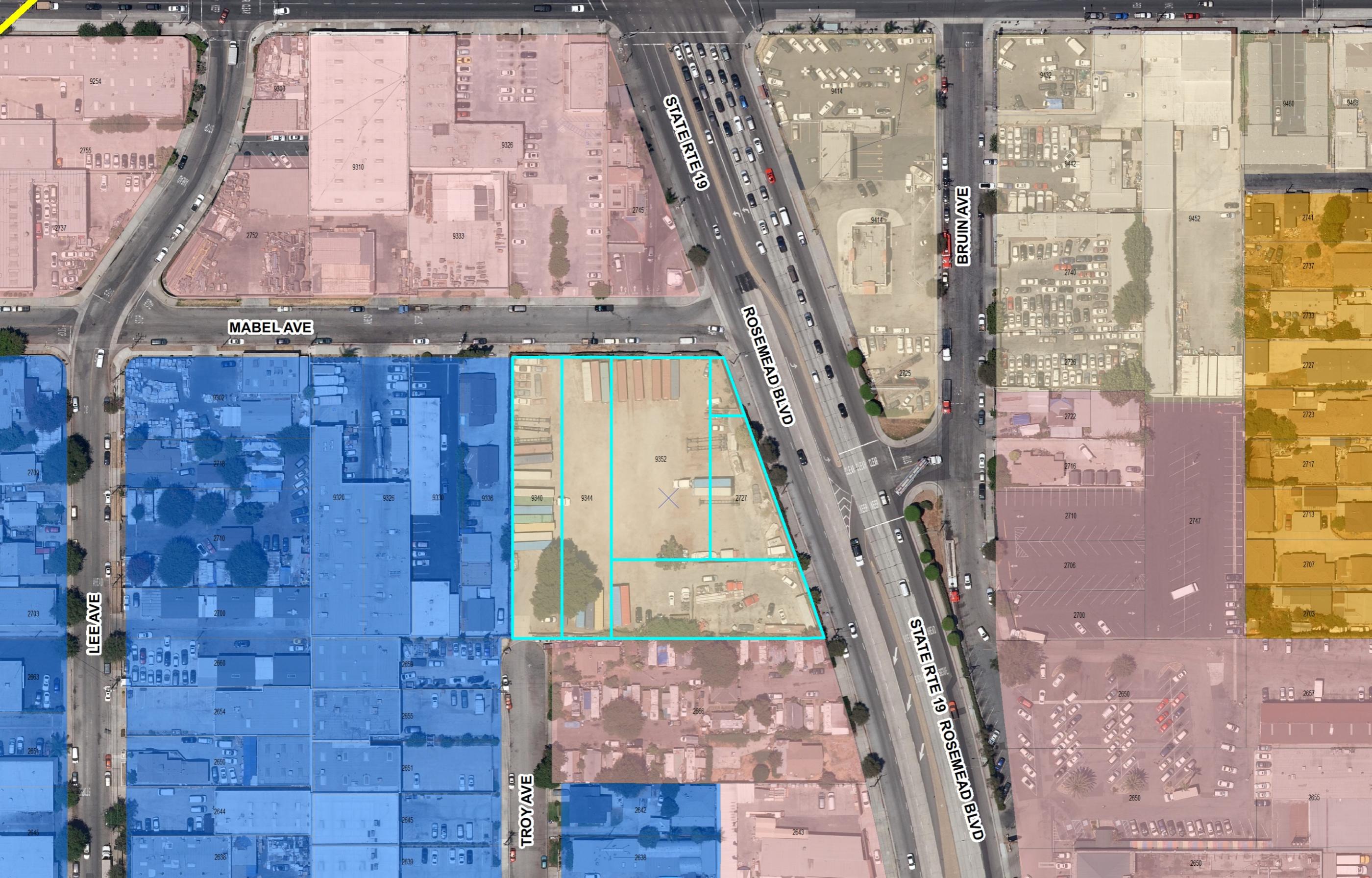
B. If the conditional use permit is not utilized within the twenty-four-month timeframe, the applicant may apply for an extension before the expiration of the permit on a form approved by the community development director. (Ord. 1237 §6, 2019; Ord. 963 §39, 1995; Ord. 822 §1, 1989)

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ATTACHMENT C



MABEL AVE

STATE RTE 19

BRUIN AVE

ROSEMEAD BLVD

STATE RTE 19
ROSEMEAD BLVD

LEE AVE

TROY AVE

9254

2755

2737

2752

9310

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9432

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9468

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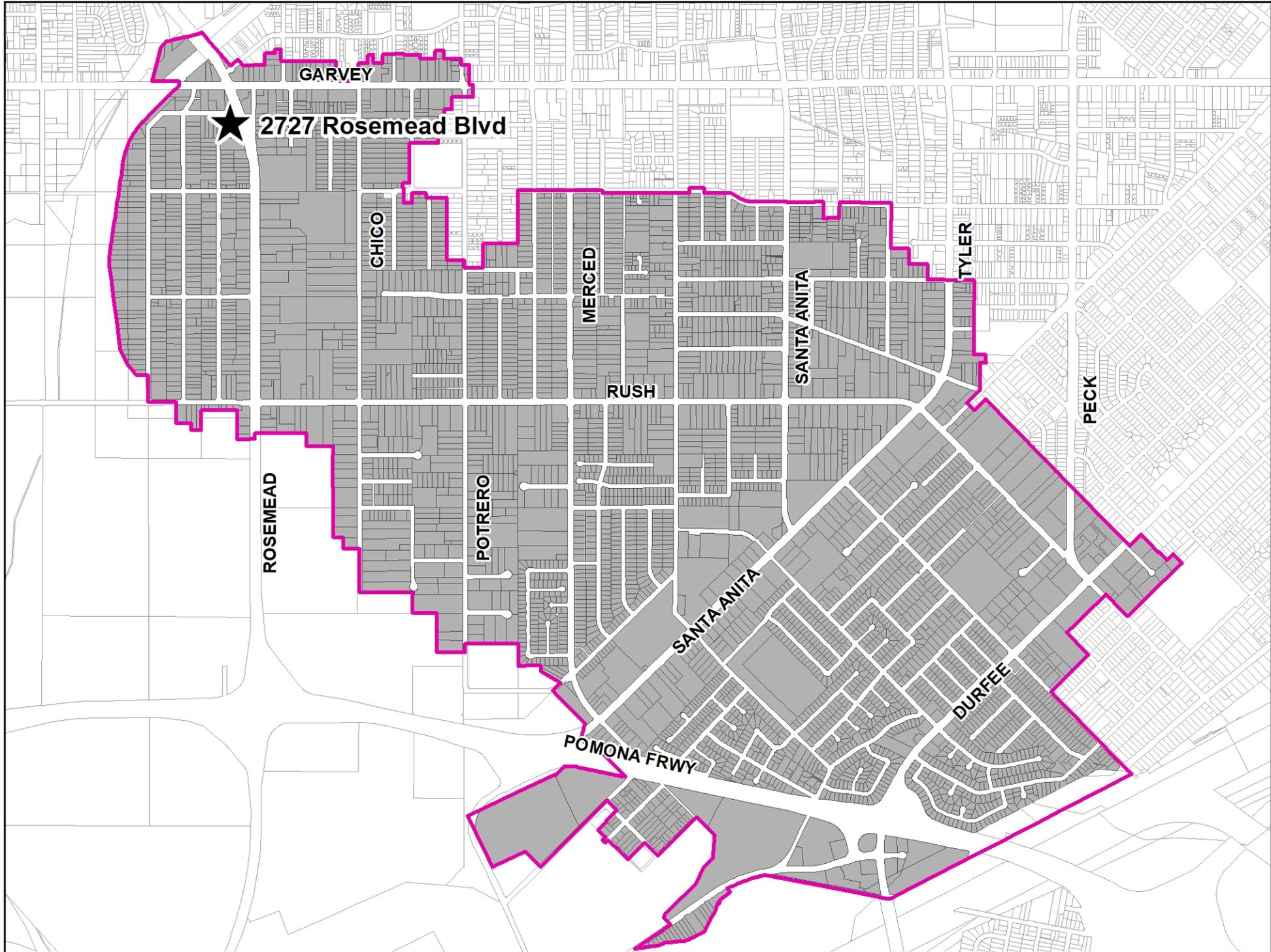
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GARVEY

★ 2727 Rosemead Blvd

CHICO

MERCED

RUSH

SANTA ANITA

TYLER

PECK

ROSEMEAD

POTRERO

SANTA ANITA

DURFEE

POMONA FRWY

ATTACHMENT D



MYE PLAZA MIXED-USE DEVELOPMENT PROJECT

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Prepared By

Kimley-Horn and Associates, Inc.
1100 Town and Country Road, Suite 700
Orange, California 92868

Prepared For

City of South El Monte
1415 Santa Anita Avenue
South El Monte, California 91733

November 2021

Kimley»Horn

Mye Plaza Mixed-Use Development Project

Initial Study and Mitigated Negative Declaration

Prepared for

City of South El Monte
1415 Santa Anita Avenue
South El Monte, CA 91733

Prepared by

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Date

November 2021

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TABLE OF CONTENTS

1.0 INTRODUCTION 1

 1.1 Purpose and Scope of the Initial Study..... 1

 1.2 Summary of Findings 1

 1.3 Initial Study Public Review Process 1

 1.4 Report Organization 2

2.0 PROJECT DESCRIPTION 3

 2.1 Project Location and Existing Setting 3

 2.2 Land Use Designations..... 4

 2.3 Project Characteristics 4

 2.4 Construction Activities..... 35

 2.5 Discretionary and Ministerial Approvals 35

3.0 INITIAL STUDY CHECKLIST 36

 Environmental Checklist..... 38

4.0 ENVIRONMENTAL ANALYSIS 48

 4.1 Aesthetics 48

 4.2 Agriculture and Forestry Resources 59

 4.3 Air Quality 61

 4.4 Biological Resources 70

 4.5 Cultural Resources..... 73

 4.6 Energy 76

 4.7 Geology and Soils 80

 4.8 Greenhouse Gas Emissions..... 85

 4.9 Hazards and Hazardous Materials..... 91

 4.10 Hydrology and Water Quality 97

 4.11 Land Use and Planning 103

 4.12 Mineral Resources..... 106

 4.13 Noise..... 107

 4.14 Population and Housing..... 114

 4.15 Public Services..... 116

 4.16 Recreation..... 120

 4.17 Transportation 122

 4.18 Tribal Cultural Resources..... 130

4.19 Utilities and Service Systems 135

4.20 Wildfire 140

4.21 Mandatory Findings of Significance 142

5.0 REFERENCES..... 143

List of Exhibits

Exhibit 1: Regional and Local Vicinity Map 7

Exhibit 2a: Site Plan - First Floor..... 9

Exhibit 2b: Site Plan – Second Floor 11

Exhibit 2c: Site Plan – Third Floor..... 13

Exhibit 2d: Site Plan – Fourth Floor 15

Exhibit 3a: Conceptual Exterior Rendering 17

Exhibit 3b: Conceptual Exterior Rendering..... 19

Exhibit 3c: Conceptual Exterior Rendering 21

Exhibit 4: Conceptual Renderings 23

Exhibit 5a: Landscaping Plan..... 25

Exhibit 5b: Landscaping Plan – Second Floor 27

Exhibit 6a: Conceptual Parking Plan – Ground Level..... 29

Exhibit 6b: Conceptual Parking Plan – Parking Deck 31

Exhibit 7a: Shade Shadow Modeling - Spring Equinox 51

Exhibit 7b: Shade Shadow Modeling - Summer Solstice 53

Exhibit 7c: Shade Shadow Modeling – Fall Equinox 55

Exhibit 7d: Shade Shadow Modeling – Winter Solstice 57

List of Tables

Table 2-1: Surrounding Land Uses..... 4

Table 2-2: Project Summary..... 5

Table 2-3: Residential Unit Summary 5

Table 2-4: Project Parking..... 33

Table 4.3-1: Construction Emissions 64

Table 4.3-2: Operational Emissions..... 64

Table 4.3-3: Localized Significance of Construction and Operational Emissions 67

Table 4.8-1: Project Greenhouse Gas Emissions..... 87

Table 4.9-1: LUST and Cleanup Sites 93

Table 4.11-1: General Plan Consistency Analysis	103
Table 4.13-1: Exterior Noise Limits.....	109
Table 4.13-2: Maximum Noise Levels Generated by Construction Equipment	110
Table 4.13-3: Typical Vibration Levels for Construction Equipment.....	112
Table 4.14-1: RHNA Requirement by Income Level	114
Table 4.15-1: Nearby County Library Facilities	118
Table 4.17-1: Project Trip Generation	124
Table 4.17-2: Project VMT Impact Evaluation	127
Table 4.19-1: Future Wastewater Generation	135
Table 4.19-2: Project Water Demand	137
Table 4.19-3: County of San Bernardino Landfill Capacities.....	138
Table 4.19-4: Estimated Project Solid Waste Generation	138

List of Appendices

- A. Air Quality and Greenhouse Gas Emissions Data
- B. Cultural Resources Records Search
- C. Geotechnical Study
- D. Paleontological Records Search
- E. Phase I Environmental Site Assessment
- F. Hydrology and Water Quality Studies
- G. Transportation Study
- H. Native American Tribal Consultation Correspondence

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1.0 INTRODUCTION

1.1 Purpose and Scope of the Initial Study

In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), this Initial Study has been prepared to evaluate the potential environmental effects associated with the construction and operation of the proposed Mye Plaza Mixed-Use Development Project (hereinafter referred to as the “proposed project” or “project”). This Initial Study includes a description of the proposed Project; evaluates each of the environmental issue areas identified in the environmental checklist form provided in Section 3.0; and recommends standard conditions and mitigation measures to lessen or avoid the project’s significant adverse impacts on the environment.

Pursuant to Section 15367 of the State CEQA Guidelines, the City of South El Monte (City) is the Lead Agency for the project. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a project. The City has the authority for environmental review in accordance with CEQA and certification of the environmental documentation. Any responsible agency may elect to use this environmental analysis for discretionary actions associated with the implementation of the project.

1.2 Summary of Findings

Based on the environmental checklist form completed for the proposed project and supporting environmental analysis, the project would have no impact or a less than significant impact on the following environmental issue areas: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Energy, Greenhouse Gases, Hydrology and Water Quality, Land Use, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfires. The proposed project’s impacts on the following issue areas would be less than significant with the implementation of mitigation: Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Tribal Cultural Resources. All impacts would be less than significant after mitigation.

As set forth in the State CEQA Guidelines Section 15070, an Initial Study leading to a Mitigated Negative Declaration (IS/MND) can be prepared when the Initial Study has identified potentially significant environmental impacts but revisions have been made to the Project, prior to public review of the Initial Study, that would avoid or mitigate the impacts to a level considered less than significant; and there is no substantial evidence in light of the whole record before the public agency that the project, may have a significant effect on the environment.

1.3 Initial Study Public Review Process

The Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration has been provided to the County of Los Angeles Clerk-Recorder and mailed to responsible agencies, nearby property owners, and others who expressed interest in being notified. A 20-day public review period has been established for the IS/MND in accordance with Section 15073 of the State CEQA Guidelines. During the public review period, the IS/MND, including the technical appendices, can be accessed on the City’s website and is available for review at the location identified below.

<https://www.cityofsouthelmonte.org/185/Planning>

City of South El Monte
Community Development Department, Planning Division
1415 Santa Anita Avenue
South El Monte, California 91733

In reviewing the IS/MND, affected public agencies and interested members of the public should focus on the adequacy of the document in identifying and analyzing the potential environmental impacts and the ways in which the potentially significant effects of the project can be avoided or mitigated. Comments on the IS/MND and the analysis contained herein may be sent to:

Ian McAleese, Assistant Planner
City of South El Monte
1415 Santa Anita Avenue
South El Monte, California 91733
(626) 579-6540 extension 3201
imcaleese@soelmonte.org

Comments sent via email should include the project title in the subject line and a valid mailing address in the email.

Following receipt and evaluation of comments from agencies, organizations, and/or individuals, the City of South El Monte will determine whether any substantial new environmental issues have been raised. If so, further documentation may be required. If not or if the issues raised do not provide substantial evidence that the project will have a significant effect on the environment, the IS/MND and the project will be considered for adoption and approval, respectively.

1.4 Report Organization

This document has been organized into the following sections:

Section 1.0 – Introduction. This section provides an introduction and overview describing the conclusions of the Initial Study.

Section 2.0 – Project Description. This section identifies key project characteristics and includes a list of anticipated discretionary actions.

Section 3.0 – Initial Study Checklist. The Environmental Checklist Form provides an overview of the potential impacts that may or may not result from project implementation.

Section 4.0 – Environmental Evaluation. This section contains an analysis of environmental impacts identified in the environmental checklist.

Section 5.0 – References. The section identifies resources used to prepare the Initial Study.

2.0 PROJECT DESCRIPTION

2.1 Project Location and Existing Setting

The project site is shown in a regional and local context at **Exhibit 1, *Regional and Local Vicinity Map***. The project site is located at 2727 N. Rosemead Boulevard in the western portion of the City of South El Monte, Los Angeles County, California. The approximately 1.73-acre project site includes six parcels legally described as Assessor Parcel Numbers (APNs) 5281-002-005, -006, -009, -010, -011, -018. The property is generally bordered by Mabel Avenue to the north, Rosemead Boulevard (State Route [SR] 164) to the east, a mobile home park and Troy Avenue to the south, and light industrial uses to the west. Regional access is provided by Interstate 10 (I-10), which is located approximately 0.75 mile north of the project site, and the Pomona Freeway (SR-60), which is located approximately 1.4 miles south of the project site.

Local access into the project site is currently restricted by locked gates, although there are driveways on Mabel Avenue and Rosemead Boulevard for private access. Public, on-street parking is provided along parts of Mabel Avenue. No on-street parking is allowed on Rosemead Boulevard.

The proposed project is approximately 0.2 mile east of the Rio Hondo bikeway. There are no existing bike lanes on Rosemead Boulevard or Mabel Avenue. The General Plan Circulation Element identifies future bikeways in the project vicinity including a Class II bikeway along Rosemead Boulevard and a Class III bikeway along Loma Avenue and Mabel Avenue.

Public transit service is provided by Foothill Transit, Los Angeles County Metropolitan Transportation Authority (Metro), and Norwalk Transit. Foothill Transit provides fixed-route bus public transit service to the San Gabriel Valley in the greater Los Angeles area. Foothill Transit has north-south fixed-route bus service that operates from the El Monte Station to the Montebello Town Center with a bus stop is at the intersection of Garvey Avenue and Santa Anita Avenue approximately 1.3 miles east of the project site.

Metro provides bus rapid transit service throughout Los Angeles County. Four fixed-route (three north-south routes and one east-west route) lines are near the project site. Bus stops are located within approximately 430 feet of the project site. Norwalk Transit provides rapid bus and paratransit services in the City of Norwalk, along with several adjacent cities, including the City of South El Monte. The nearest bus stop is at the intersection of Garvey Avenue and Santa Anita Avenue, which is approximately 1.3 miles east from the project site.

The project site has been used as large vehicle storage and junk yard and includes concrete paving in the southern and eastern portions of the site and gravel paving throughout the remainder of the site. The site is fenced. A small, dilapidated six-foot by six-foot guard shack is located at the southeast property boundary. There is existing perimeter landscaping along the Rosemead Boulevard frontage and sparse vegetation on Mabel Avenue. There are eight trees on the site: two bottlebrush, one juniper, one castor bean, and one ligustrum along Rosemead Boulevard; one juniper tree on the southwestern corner of the site; one ash tree on the southeast portion of the site; and one dead tree on the south-central portion of the site. There are sidewalks along the project site frontage on Rosemead Boulevard and Mabel Avenue, as well as overhead utilities on both streets. The project site is generally flat with on-site elevations ranging from approximately 241 to 243 feet above mean sea level (msl)¹.

¹ Topographic Map. Calland Engineering, Inc., 2020.

Land uses near the project site are summarized in **Table 2-1: Surrounding Land Uses**.

Table 2-1: Surrounding Land Uses	
Direction	Land Uses
North	Mabel Avenue; car wash; dental office and commercial retail on the north side of Mabel Avenue
East	Rosemead Boulevard; car wash, commercial retail and surface parking, Bruin Avenue and light industrial uses east of Rosemead Boulevard
South	Mobile home park, single-family residences, Troy Avenue
West	Single-family residences, light industrial uses, Lee Avenue

2.2 Land Use Designations

General Plan

The project site has a General Plan designation of Commercial-Manufacturing (CM). According to the *City of South El Monte General Plan*, the CM designation allows for general commercial and limited manufacturing uses. The CM designation has a floor-area-ratio (FAR) limit of 0.75. Allowable uses include light manufacturing, warehousing, distribution, wholesale, and service operations. The project requires a General Plan Amendment to change the designation from CM to Mixed-Use (C/R). The Mixed-Use (C/R) category provides opportunities for mixtures of commercial, office, and residential uses in the same building on the same parcel of land, or side by side within the same area. Allowable uses include those identified in the High-Density Residential and Commercial categories. Multi-family residential development is allowed at densities up to 100 units per acre (du/ac) without a requirement for commercial uses. Commercial development is allowed up to an FAR of 1.0 without a requirement for accompanying residential uses. However, commercial uses are permitted on the ground floor of an otherwise residential building. If a site designated mixed use includes both residential and commercial uses, 100 units per acre plus ground floor commercial are permitted.

Zoning

The project site is zoned Commercial-Manufacturing (C-M) and the project requires a zone change to Commercial Residential (C-R). The C-R zoning district allows for a mix of commercial and residential uses, or solely commercial or residential land uses. Development standards are found in the City of South El Monte Municipal Code (Municipal Code) Chapter 17.15. Like the General Plan Mixed Use (C/R) land use designation, the residential density allowances in the C-R zoning district vary based on the zoning of abutting properties: 35 du/ac when abutting a single-family zone; 87 du/ac when abutting a multi-family zone; and 100 du/ac when not abutting any residential zone. The project site abuts properties with a Manufacturing (M) designation to the west and south, and a Commercial-Manufacturing (C-M) designation on all other sides. Accordingly, per Municipal Code Table 17.15-B, the maximum residential density for the project site is 100 du/ac. The proposed project would have a density of 42.4 du/ac and would meet current development standards for the C-R zoning district.

2.3 Project Characteristics

Site Development

The conceptual site plan for each floor of the project is provided at **Exhibits 2a-2d, Site Plan**. As proposed, the project would allow for a 4-story, 106,137-square-foot (sf) mixed-use residential and retail building.

Table 2-2: Project Summary table identifies proposed uses and associated square footage. The maximum proposed building height would be 59 feet (to top of roof, excluding parapet). The retail component would be limited to the ground floor while the residential component occupies the second, third, and fourth floors.

Table 2-2: Project Summary	
Use Type	Net Square Feet
Residential	89,337
Food Retail	3,170
Commercial Retail	13,630
Total	106,137
Source: SLA Architects, 2020.	

Retail Component

The ground floor commercial retail uses are proposed along the Rosemead Boulevard frontage, and would wrap around to Mabel Avenue. Commercial retail uses could include but not be limited to, a mini market, café, restaurant, and other sale and service uses. Eight retail lease spaces are proposed and would range from 1,460 sf to 3,335 sf. Pedestrian access to the ground-floor retail and food establishments would be provided from the existing public sidewalks on Rosemead Boulevard and Mabel Avenue. Additional pedestrian entrances are provided at the back of each lease space for access from the parking garage.

Residential Component

Table 2-3: Residential Unit Summary presents the breakdown of dwelling unit type for the proposed project. The project would include a mix of one-bedroom, two-bedroom, and three-bedroom leasable apartment units ranging in size from 770 sf to 1,469 sf. Of the 73 rental units, the project includes 4 low-income and 2 very low-income housing units. Municipal Code Chapter 17.83, Density Bonus Procedures, allows incentives for the production of housing for very low income and lower income households in accordance with Government Code Sections 65915—65918 with the intent to facilitate the development of affordable housing in the City. The City has determined that the project is eligible for a concession, which is addressed under Parking and Circulation.

Table 2-3: Residential Unit Summary		
Unit Type	Net Square Feet	Total Units
Type A (2 bed, 2.5 bathroom)	1,008	39
Type B (1 bed, 1.5 bathroom)	770	28
Type C (3 bed, 3 bathroom)	1,469	6
Total		73
Source: SLA Architects, 2020.		

Architecture, Landscaping, and Lighting

Conceptual exterior elevations and renderings are shown at **Exhibit 3a to Exhibit 3c, Conceptual Exterior Elevations** and **Exhibit 4, Conceptual Renderings**. Overall, the building would have a neutral color palette featuring yellow, brown, and tan tones with articulated building facades to minimize building massing. The contemporary modern palladium façade would include articulated archway treatments along the

ground floor retail shops. Archway supports would be finished in stucco, painted tan with a stone veneer. Large glass windows would be provided for each retail space fronting Rosemead Boulevard and limited portions on Mabel Avenue. The upper residential floors would be finished in stucco and painted with contrasting colors including cream, tan, and terracotta. Architectural tower structures with dark terracotta concrete roof tiles would be located on northeast and southeast corners of the building.

Project site landscaping is depicted at **Exhibit 5a and Exhibit 5b, *Landscape Plan***. Perimeter landscaping is proposed along all project boundaries. Four trees (including one castor bean, one ligustrum, and two Hollywood junipers) fronting Rosemead Boulevard would be removed. A six-foot-high concrete block wall would be constructed along the southern and western boundaries of the project site with fern pines and artificial turf adjacent to the block wall. Foxtail ferns, red impatiens, and cat mints are proposed in parking lot planter islands. A marina strawberry tree would anchor the planter at the southwest corner of the site. Four 36-inch box street trees would also be provided along Mabel Avenue. The second-story courtyard is proposed to have artificial turf, trellises, benches, two reflection ponds and an olive tree with cobblestone pavers. Shrub planters with purple fountain grass, red autumn sage, and smooth agave are also proposed.

Project lighting would include light sources typically used in mixed-use developments, including outdoor lighting for security and wayfinding. Standard parking light posts would be provided along the uncovered parking area in the southern portion of the project site. Additionally, exterior lighting fixtures along the building frontage would provide illumination for retail storefronts. Planters would also include the standard parking light posts.

Parking and Circulation

The conceptual layout of the ground level and parking deck of the on-site parking garage is shown in **Exhibit 6a and Exhibit 6b, *Conceptual Parking Plan***, respectively. **Table 2-4: Project Parking** summarizes City parking requirements and parking provided by the project. The project would provide 223 vehicle parking spaces in a ground floor parking garage and an above-ground parking deck, situated between the ground floor and second floor. Specifically, the project would provide 216 standard size parking spaces and 5 designated Americans with Disabilities Act (ADA) handicap spaces; all ADA handicap spaces are located on the ground floor. The project includes 113 parking spaces in a ground level parking garage for guest parking and commercial retail uses. Bicycle storage would be provided on the ground level of the parking garage. An above ground (resident only) parking deck would have 110 spaces. A loading space would also be provided near the site access driveway on Rosemead Boulevard for large delivery trucks.

The standard parking standards for multi-family development require two parking spaces per residential unit; however, the project qualifies for a density bonus incentive that allows for a parking requirement modification. Municipal Code Section 17.83.040 allows one incentive for housing projects that include at least ten percent of the total units for lower-income households, and five percent of the total units for very low-income households. Based on the Applicant's request for a reduction in parking for the residential component of the project, the City is allowing the project to split the two requirements and is allowing 50 percent of the units in each of the two categories to meet the incentive criteria for a reduced on-site parking requirement.

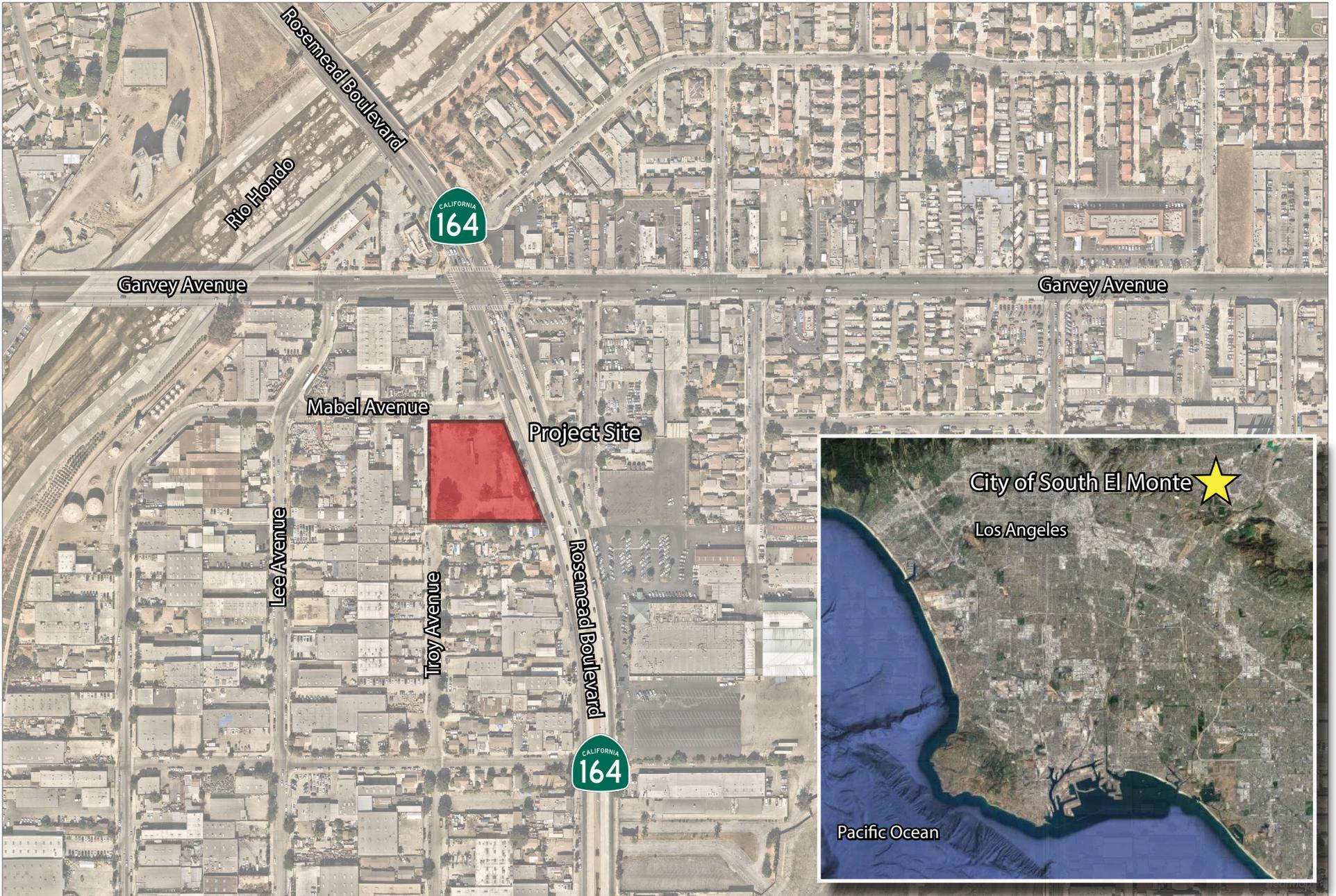
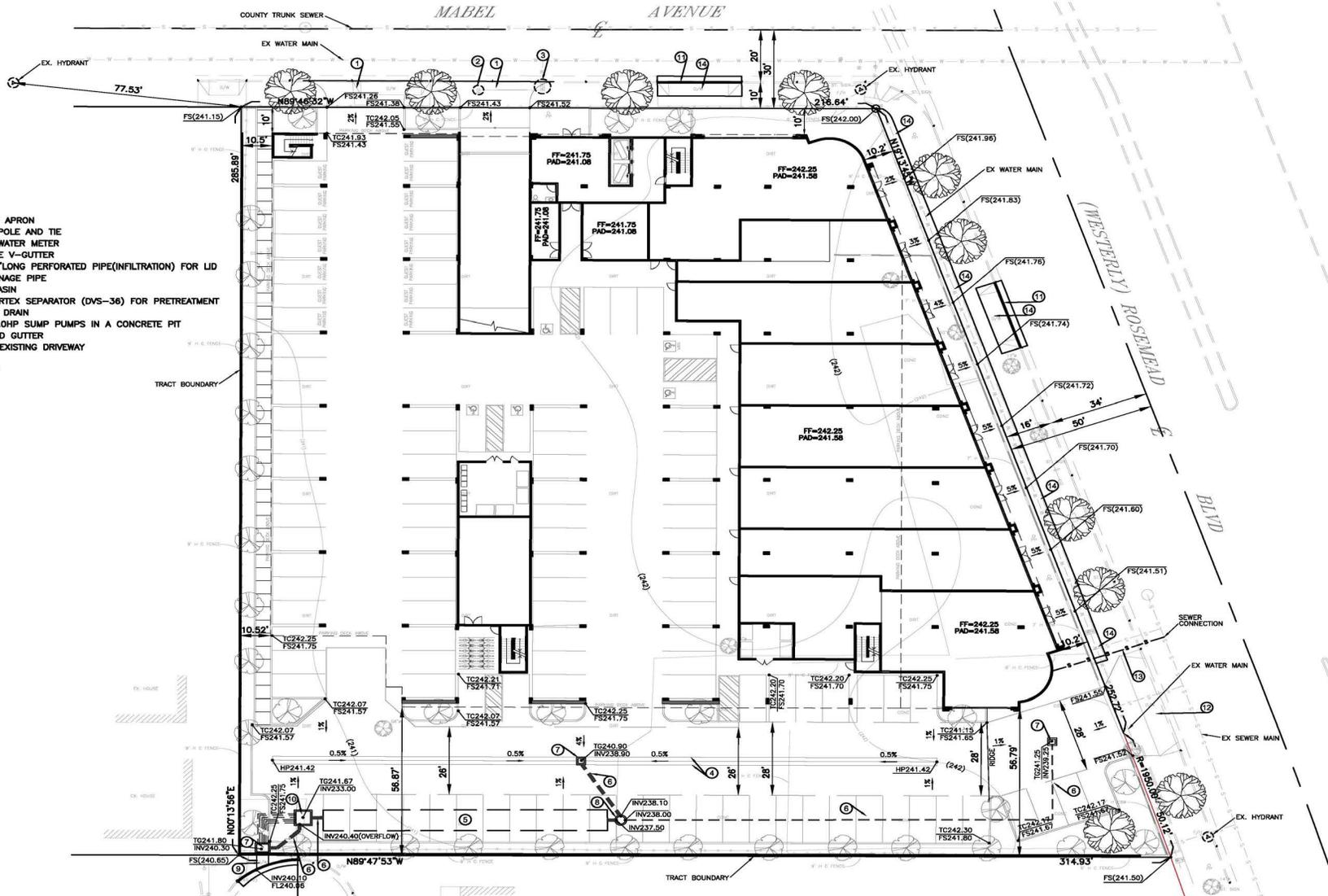


EXHIBIT 1: Regional and Local Vicinity Map
Mye Plaza Mixed-Use Project



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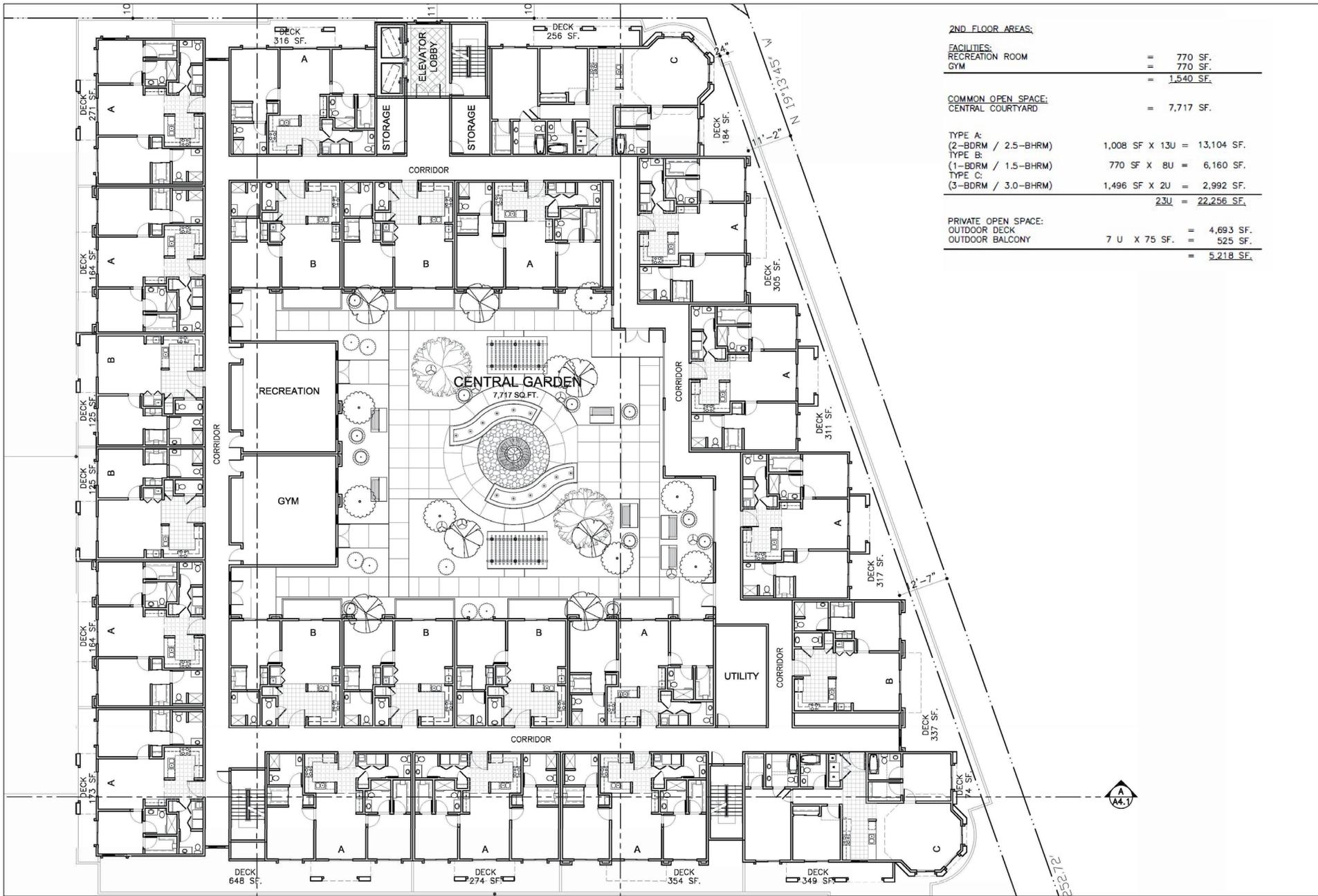
NOTES:

- ① PROPOSED DRIVEWAY APRON
- ② RELOCATE EXISTING POLE AND TIE
- ③ RELOCATE EXISTING WATER METER
- ④ PROPOSED CONCRETE V--GUTTER
- ⑤ PROPOSED 8" DIA. X 96' LONG PERFORATED PIPE (INFILTRATION) FOR LID
- ⑥ PROPOSED 15" DRAINAGE PIPE
- ⑦ PROPOSED CATCH BASIN
- ⑧ PROPOSED DUAL-VORTEX SEPARATOR (DVS-36) FOR PRETREATMENT
- ⑨ PROPOSED PARKWAY DRAIN
- ⑩ PROPOSED SIX(6)-5.0HP SUMP PUMPS IN A CONCRETE PIT
- ⑪ PROPOSED CURB AND GUTTER
- ⑫ PROTECT-IN-PLACE EXISTING DRIVEWAY
- ⑬ PROPOSED SEWER
- ⑭ PROPOSED SIDEWALK

EXHIBIT 2a: Site Plan - First Floor
Mye Plaza Mixed Use Project



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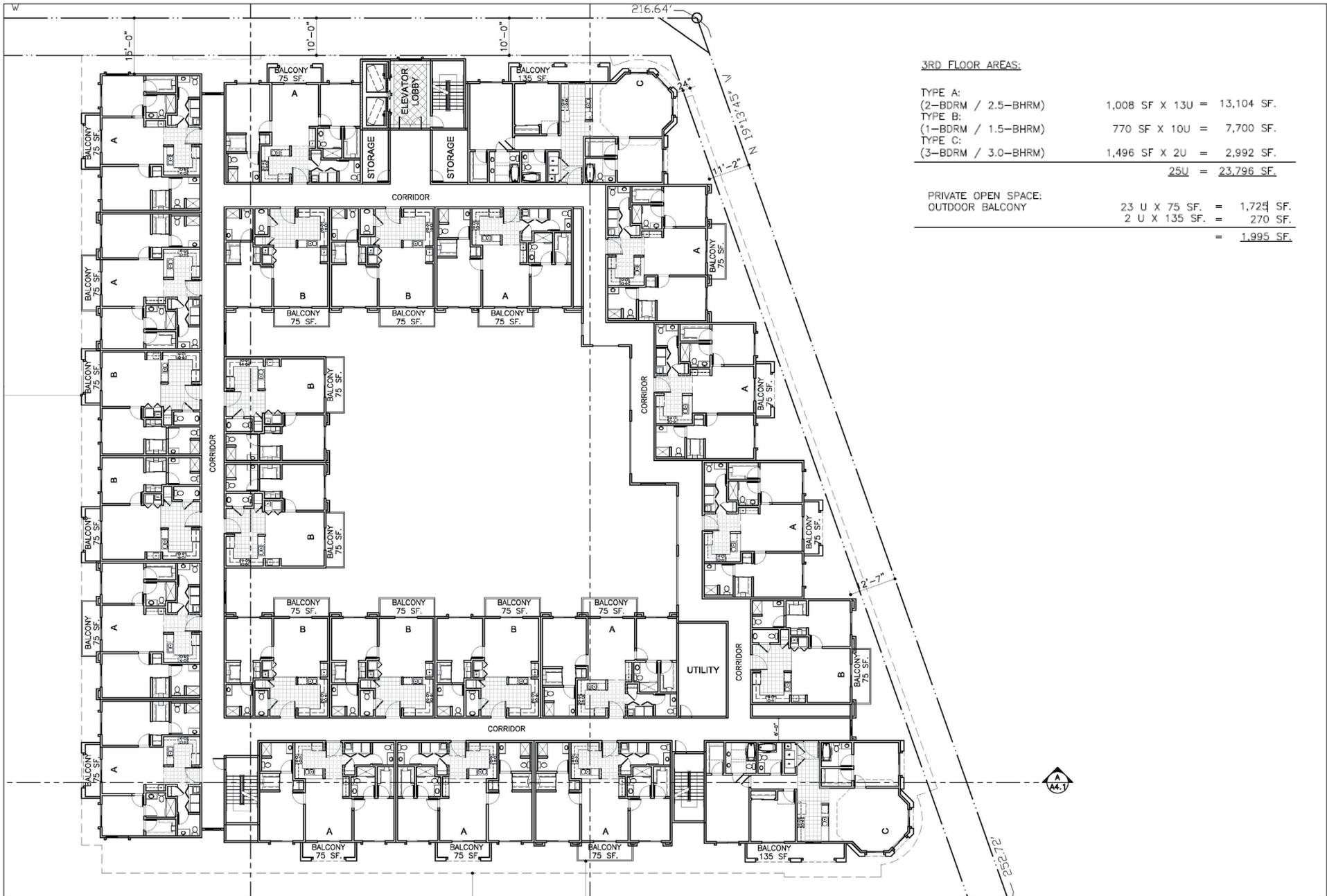
2ND FLOOR AREAS:

FACILITIES:	
RECREATION ROOM	= 770 SF.
GYM	= 770 SF.
	= 1,540 SF.
COMMON OPEN SPACE:	
CENTRAL COURTYARD	= 7,717 SF.
TYPE A:	
(2-BDRM / 2.5-BHRM)	1,008 SF X 13U = 13,104 SF.
TYPE B:	
(1-BDRM / 1.5-BHRM)	770 SF X 8U = 6,160 SF.
TYPE C:	
(3-BDRM / 3.0-BHRM)	1,496 SF X 2U = 2,992 SF.
	23U = 22,256 SF.
PRIVATE OPEN SPACE:	
OUTDOOR DECK	7 U X 75 SF. = 4,693 SF.
OUTDOOR BALCONY	= 525 SF.
	= 5,218 SF.

EXHIBIT 2b: Site Plan - Second Floor
Mye Plaza Mixed Use Project



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3RD FLOOR AREAS:

TYPE A: (2-BDRM / 2.5-BHRM)	1,008 SF X 13U =	13,104 SF.
TYPE B: (1-BDRM / 1.5-BHRM)	770 SF X 10U =	7,700 SF.
TYPE C: (3-BDRM / 3.0-BHRM)	1,496 SF X 2U =	2,992 SF.
	25U =	23,796 SF.

PRIVATE OPEN SPACE:	23 U X 75 SF. =	1,725 SF.
OUTDOOR BALCONY	2 U X 135 SF. =	270 SF.
		= 1,995 SF.

EXHIBIT 2c: Site Plan - Third Floor
Mye Plaza Mixed Use Project



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WEST ELEVATION
(VIEW FROM ROSEMEAD BLVD.)



SOUTH ELEVATION
(VIEW FROM MABEL AVE.)

EXHIBIT 3a: Conceptual Exterior Elevations - West and South
Mye Plaza Mixed Use Project

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EXTERIOR FINISH SCHEDULE				
SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	WHISPER DEW340 RL#003	BY "DUNN EDWARDS" OR EQ.
2	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	PUMPKIN SEED DES407 RL#119	BY "DUNN EDWARDS" OR EQ.
3	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	PALOMA TAN DES297 RL#395	BY "DUNN EDWARDS" OR EQ.
4	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	TAN PLAN DES137 RL#559	BY "DUNN EDWARDS" OR EQ.
5	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	ARIZONA CLAY DET454 RL#751	BY "DUNN EDWARDS" OR EQ.
6	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	COWBOY TRAILS DET089 RL#986	BY "DUNN EDWARDS" OR EQ.
7	DOOR / WINDOW FRAME COMMERCIAL	ALUMN.	POWDER COATED WHITE COLOR	BY "MILGARD" OR EQ.
8	DOOR / WINDOW FRAME RESIDENTIAL	ALUMN.	POWDER COATED WHITE COLOR	BY "MILGARD" OR EQ.
9	GLAZING COMMERCIAL	DUAL GLAZING	CLEAR LOW E GLASS	BY "MILGARD" OR EQ.
10	GLAZING RESIDENTIAL	DUAL GLAZING	CLEAR LOW E GLASS	BY "MILGARD" OR EQ.
11	ROOF TILES	CONCRETE ROOFING	HIGH BARREL MALIBU DARK TERRAZZITA 2223	BY "EAGLE ROOFING" OR EQ.
12	STONE WALL COMMERCIAL	STONE VENEER	COLOSSEUM TRAVERTINE TIMBER TRAIL	BY "CORONADO" OR APPROVED EQUAL
13	CONCRETE COMMERCIAL	CONCRETE	COWBOY TRAILS DET689 RL#986	BY "—" OR APPROVED EQUAL
14	SIGNAGE	SURFACE MOUNTED	PER MASTER SIGN PROGRAM	SEPARATE PERMIT
15	ALUMN. RAILING	ALUMINUM / PAINT FINISH	MANUFACTURER COLOR SILVER GRAY	BY "HANSEN" OR EQ.
16	METAL CAP	METAL PANEL FIELD SEALED	SILVER	BY "ALICO-BOND" OR APPROVED EQUAL
17	CMU WALL	SPLIT-FACE	GREY	BY "MILGARD" OR EQ.



EAST ELEVATION



NORTH ELEVATION

EXHIBIT 3b: Conceptual Exterior Elevations - East and North
Mye Plaza Mixed Use Project



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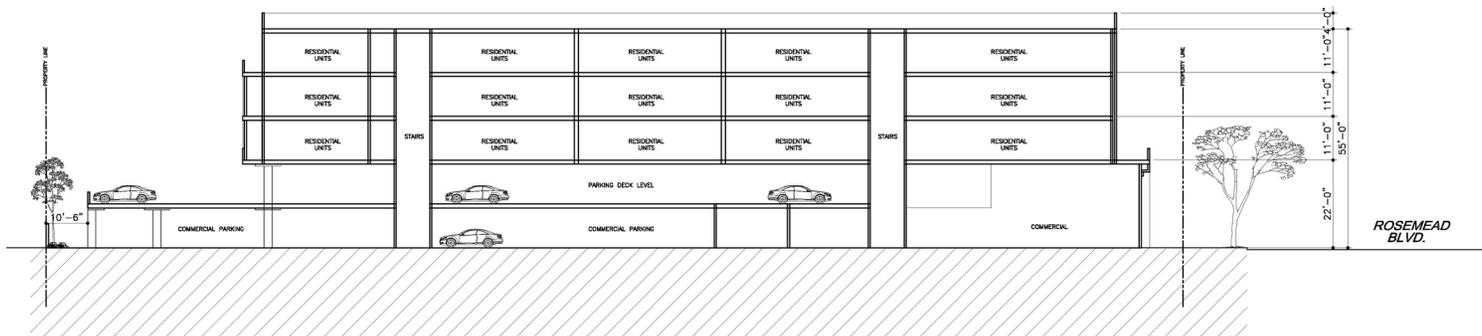
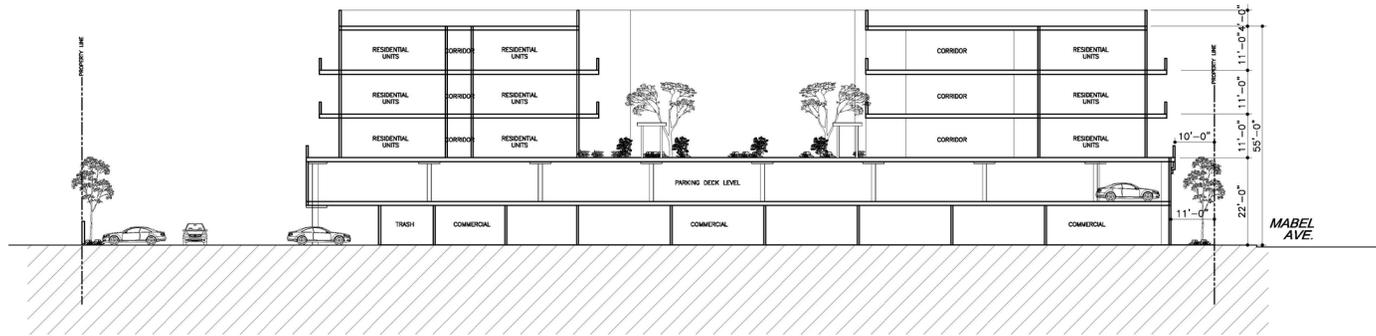
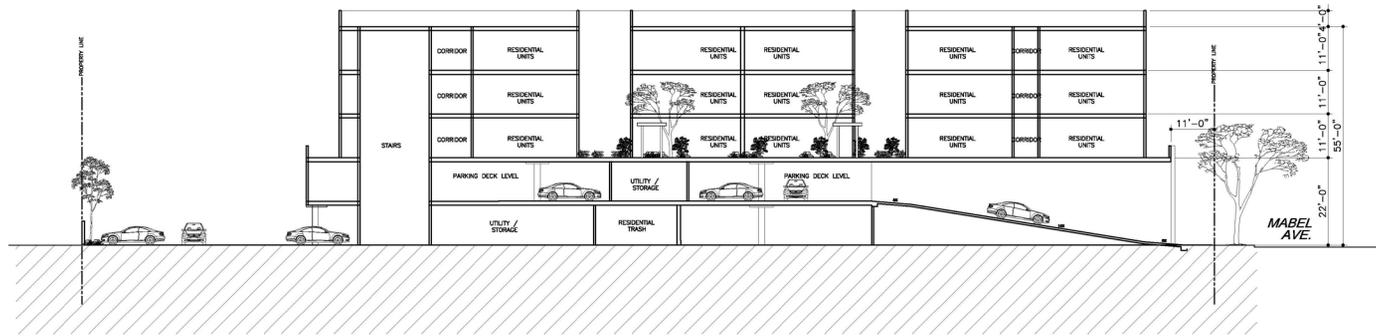


EXHIBIT 3c: Conceptual Exterior Elevations - Building Sections
 Mye Plaza Mixed Use Project

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EXHIBIT 4: Conceptual Renderings
Mye Plaza Mixed Use Project

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EXHIBIT 5a: Landscape Plan
Mye Plaza Mixed Use Project



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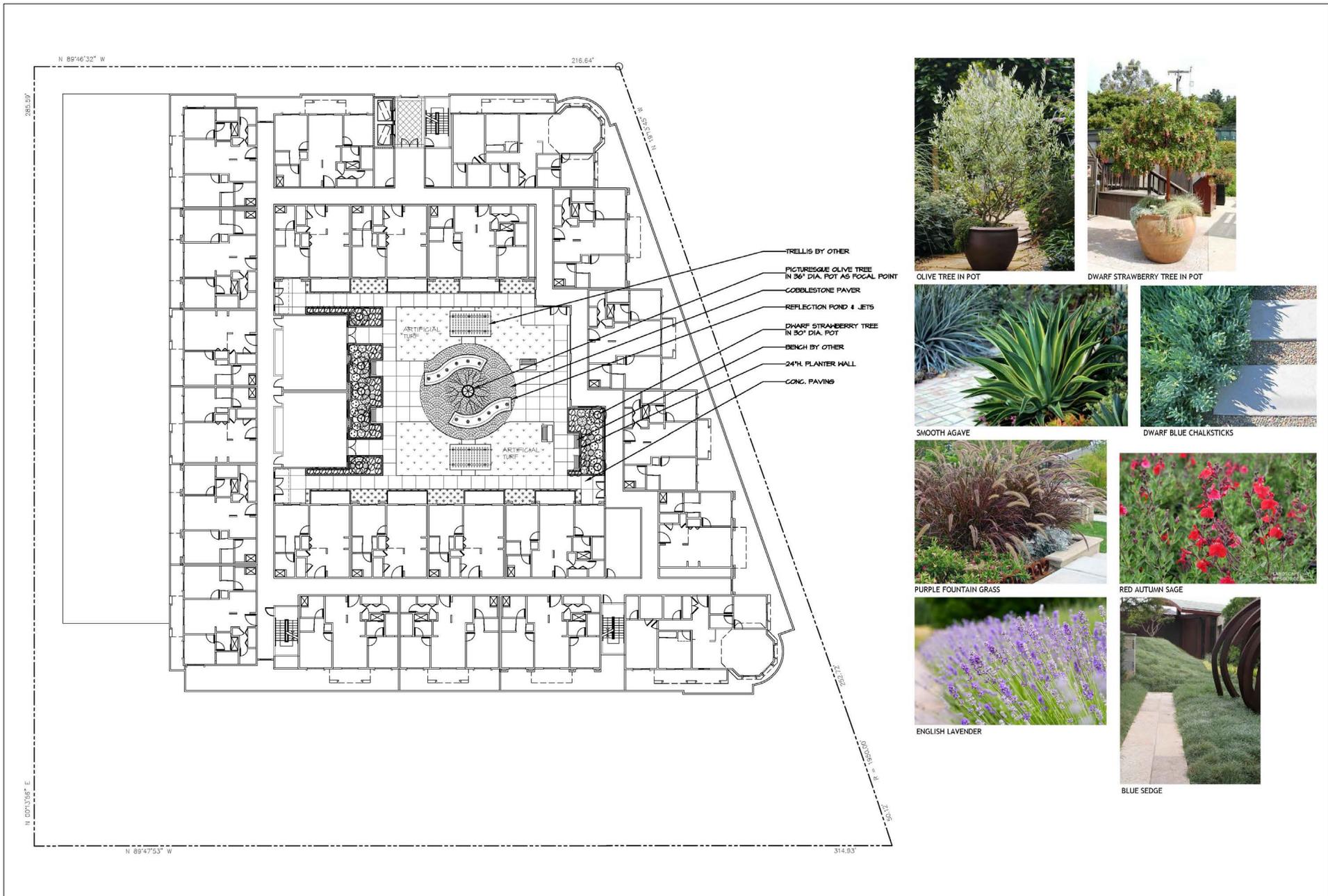


EXHIBIT 5b: Landscape Plan - Second Floor
 Mye Plaza Mixed Use Project



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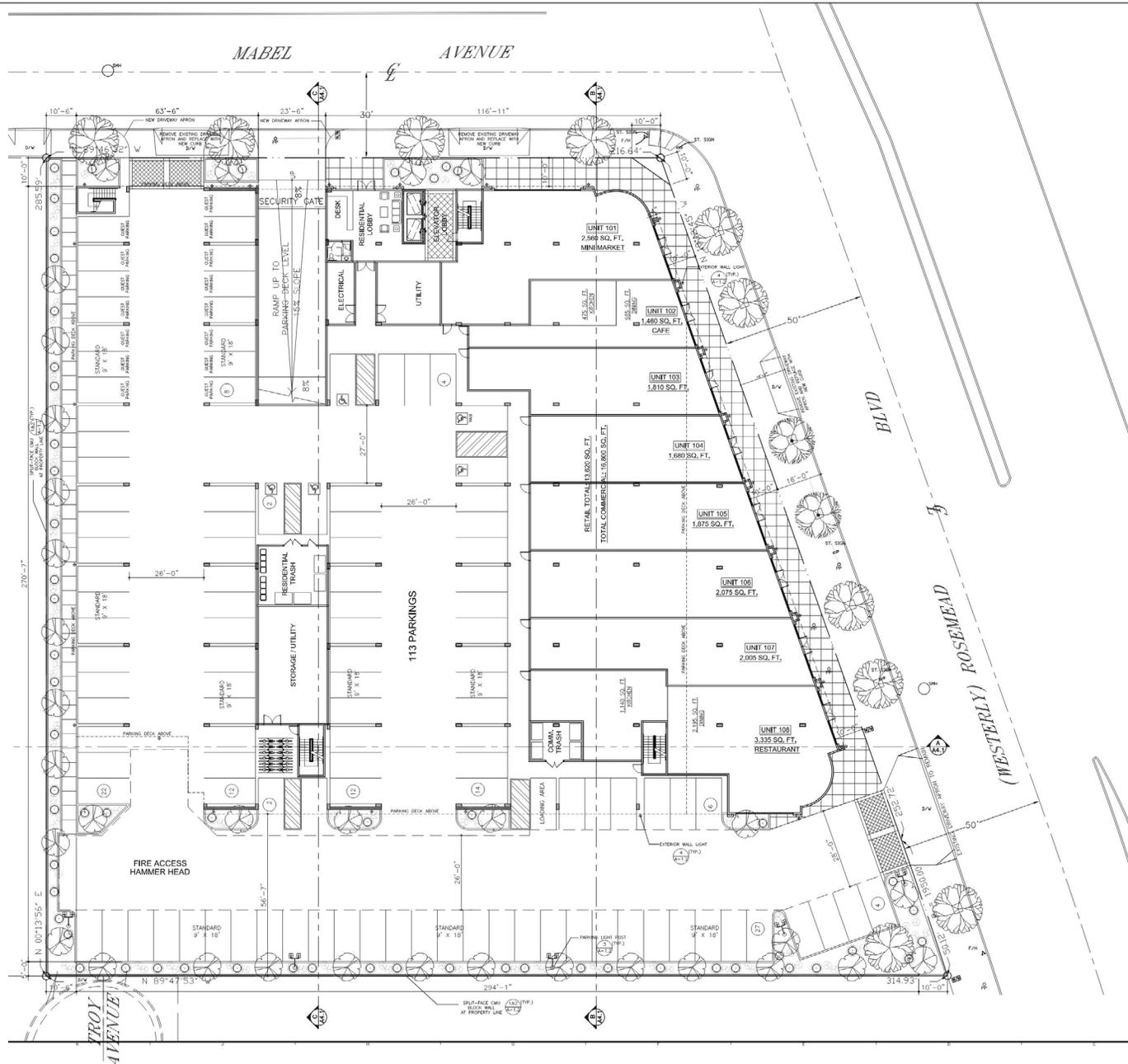
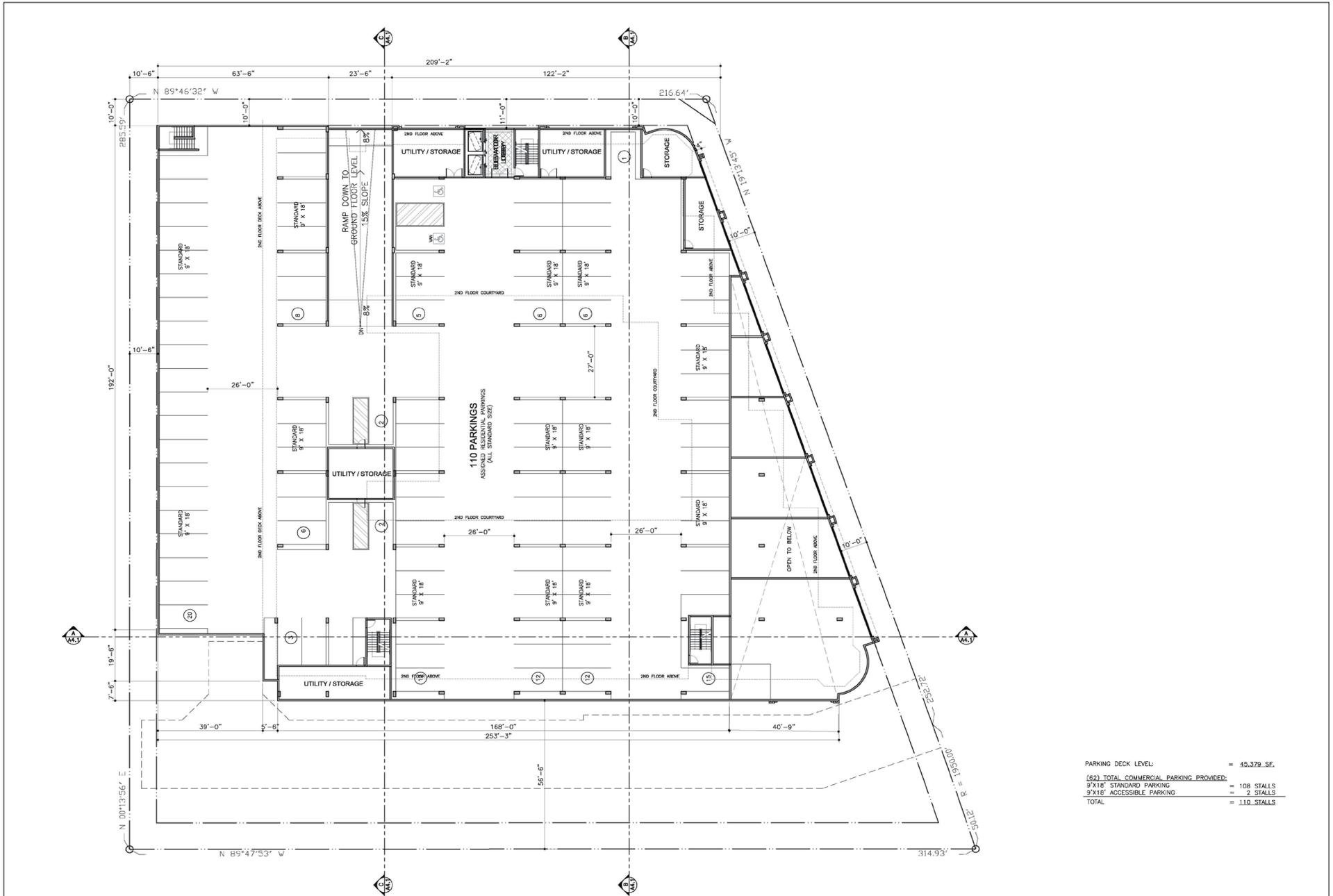


EXHIBIT 6a: Conceptual Parking Plan - Ground Level
 Mye Plaza Mixed Use Project



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PARKING DECK LEVEL:	= 45,379_SF.
(62) TOTAL COMMERCIAL PARKING PROVIDED:	
9'x18' STANDARD PARKING	= 108 STALLS
9'x18' ACCESSIBLE PARKING	= 2 STALLS
TOTAL	= 110 STALLS

EXHIBIT 6b: Conceptual Parking Plan - Parking Deck
Mye Plaza Mixed Use Project



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Table 2-4: Project Parking identifies the adjusted parking requirements for the project.

Table 2-4: Project Parking				
Use Type	Project Details	Required	Provided	Difference
Residential (2 spaces per unit)	73 DU	146	110	-36
Residential Guest (1 space per four residential units)	—	18	15	-3
Food: Restaurant (1 space per 4 seats)	3,180 sf (est. 75 seats)	19	98	+34
Commercial: Retail (1 space per 300 sf)	13,620 sf	45		
Total		228	223	-5
DU = dwelling unit; sf = square feet Source: SLA Architects, 2020.				

Vehicular access to the project site would be provided from three driveways: two driveways on Mabel Avenue and one on Rosemead Boulevard. The driveway on Rosemead Boulevard would be 28 feet wide, and would be restricted to a right-in, right-out turning movements. The Rosemead Boulevard driveway would lead to a 26-foot-wide drive aisle to the ground floor retail parking on the south side of the project site. The Rosemead Boulevard driveway would also provide emergency access to the site.

The first driveway on Mabel Avenue (closest to Rosemead Boulevard) would be 24 feet wide and provide access to the public ground floor parking garage. This driveway would lead to covered parking stalls provided by the above-ground residential parking deck. The second driveway on Mabel Avenue would be 23.5 feet wide and lead to the private residential above-ground parking deck. Access to the above-ground residential parking deck would be secured by a gate. There would be no turning movement restrictions from Mabel Avenue.

Primary pedestrian access to the residential units would be from an elevator and stairwell in the residential lobby, which would be adjacent to the key-card gated parking deck ramp on Mabel Avenue. The elevator and stairwell in the residential lobby would provide access to the above-ground parking deck and all residential floors above.

A second stairwell near the southwestern corner of the building would provide access to the ground floor of the parking garage to the above-ground parking deck and all residential floors above. A third stairwell at the southeastern corner of the building would provide the same access as the other stairwells but be located adjacent to the ground floor commercial retail uses. Lastly, a fourth stairwell at the northwestern corner would provide access only between the ground floor parking garage and the above-ground parking deck.

Open Space and Amenities

Municipal Code Section 17.15.040 identifies that the C-R zoning designation requires a minimum outdoor space of 140 sf per dwelling unit which can be provided as common or private space² which, for the purposes of the proposed project, would be 10,220 sf of outdoor space.

The proposed project would provide common open space in the form of an open-air courtyard, a recreation room, a fitness gym, and a library, which would total 9,625 sf of common open space. The 7,717-sf courtyard is proposed to include two trellises, artificial turf, cobblestone pavers, two reflection ponds, and bench seating. The library, recreation room, and gym would be provided on the second floor adjacent to the open-air courtyard. The project would provide 11,213 sf of private open space in the form of a private balcony or deck for each residential unit. The proposed project would satisfy the City's outdoor space requirements for the C-R zoning designation.

Utility Infrastructure

Project implementation would require the construction of new on-site utility infrastructure to serve the residential and retail uses. These utilities would be connected to existing utility infrastructure in adjacent roadways, with the final sizing and design of on-site facilities to occur during final building design and plan check.

Water and Sewer. San Gabriel Valley Water Company (SGVWC) provides water service to the project site. The Los Angeles County Public Works Consolidated Sewer Maintenance District (CSMD) maintains sewer service to the City. Upon project implementation, SGVWC and Los Angeles County Public Works CSMD would continue to serve the project site.

Drainage and Water Quality. The City owns and maintains a limited number of catch basins and storm drains while the Los Angeles County Flood Control District (County Flood Control District), a part of the Los Angeles County Public Works Division, owns and maintains a network of catch basins, storm drains and channels throughout the City. The County Flood Control District owns and operates the storm drain system near the project site.³ Upon project implementation, County Flood Control District would continue to serve the project site.

The project site was previously developed and contains remnant concrete paving in the southern and eastern sections of the site, and gravel paving throughout the remainder of the site. As such, the project site is somewhat impervious and does not promote substantial stormwater infiltration. Runoff from the project site flows in a northeast to the southwest direction. The proposed project would not alter existing drainage patterns. Site runoff would be directed to an on-site infiltration system before overflowing to existing County Flood Control District's storm drains in Troy Avenue. Additionally, the project would implement source control measures including storm drain messages (e.g., "No Dumping - Drains to Ocean") and signage and landscape irrigation using pressure sensors and rain sensors to reduce pollutant sources in stormwater runoff.

² Per South El Monte Municipal Code Section 17.15.040(D), "A minimum outdoor space of one hundred forty square feet shall be provided per dwelling unit. Outdoor space may be provided as common or private space. Any common outdoor space shall have a minimum level surface dimension of twenty feet and a minimum area of 140 square feet."

³ Los Angeles County Public Works, 2021. *Los Angeles County Storm Drain System GIS Maps*. Accessed from <https://pw.lacounty.gov/fcd/StormDrain/index.cfm>. Accessed March 17, 2021.

Dry Utilities and Solid Waste Management. There are aboveground and below ground utility infrastructure along Rosemead Boulevard and Mabel Avenue. Southern California Edison (SCE) provides electrical service to the project site. The Southern California Gas Company (SoCalGas) provides natural gas service to the project site. Both SCE and SoCalGas would continue to serve the project site. New service connections for the proposed project would connect to existing underground utility lines. No connections to the existing overhead utility lines would occur. Athens Disposal Company currently provides solid waste collection and services to the City, including the project site, and would continue to serve the project.

2.4 Construction Activities

Project construction is anticipated to take approximately 24 months. For purposes of this environmental analysis, project construction is estimated to begin in Summer 2022 and end in Summer 2024 with opening year being 2024. Construction would occur in the following sequence:

- Site clearing (removal of existing vehicle storage and containers and trees);
- Site preparation;
- Grading. Approximately 100 cubic yards (cy) of cut and 200 cy of fill with 100 cy imported to the project site, inclusive of on-site grading and installation of infrastructure within existing rights-of-way. All infrastructure (i.e., storm drain, water, wastewater, dry utilities, and street improvements) would be installed within the existing rights-of-way with connections to the project site;
- Building construction; and
- Paving, architectural coating, and landscaping.

2.5 Discretionary and Ministerial Approvals

The discretionary and ministerial actions and/or approvals need for the proposed project include, but are not limited to, the following:

- **Adoption of the Initial Study/Mitigated Negative Declaration.** The project requires CEQA compliance through the adoption of an IS/MND prior to approval of the project. This IS/MND is intended to serve as the primary environmental document for all actions associated with the approval of the Mye Plaza Mixed-Use Development Project. In addition, this is the primary reference document for the mitigation monitoring and reporting program for the project.
- **General Plan Amendment.** The project requires a General Plan Amendment to change the designation from Commercial-Manufacturing (CM) to Mixed-Use (C/R).
- **Zone Change.** The project site requires a zone change from Commercial-Manufacturing (C-M) to Commercial Residential (C-R).
- **Tentative Tract Map.** The project requires review and approval of a tentative tract map for the development of 73 dwelling units and 16,800 sf of commercial retail uses.
- **Density Housing Bonus Agreement (Municipal Code 17.83.080).** The project requires a density housing bonus agreement to reduce the project's residential parking requirement from 146 spaces to 110 spaces for residential use.
- Demolition, grading, building, and sign permits.
- Any other permit or approval required by an agency with jurisdiction over the project.

3.0 INITIAL STUDY CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages, and would require the preparation of an EIR. Because no factors are checked, an EIR is not required.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation (check one):

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CERTIFICATION:

Prepared by:



Kimley-Horn and Associates, Inc.

Reviewed by:



Ian McAleese, City of South El Monte

ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. PUBLIC SERVICES. Would the project result in				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. RECREATION. Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. TRANSPORTATION. Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. TRIBAL CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.0 ENVIRONMENTAL ANALYSIS

4.1 Aesthetics

Threshold (a) Would the project have a substantial adverse effect on a scenic vista?

No Impact. The project site is in an urbanized area of the City. The site has been used as a large vehicle storage and junk yard. Besides the guard shack, there are no structures on the site. There are eight trees on the site including two bottlebrush, one juniper, one castor bean, and one ligustrum along Rosemead Boulevard; one juniper tree on the southwestern corner of the site; one ash tree on the southeast portion of the site; and one dead tree on the south-central portion of the site. Light industrial, commercial retail, and a mix of residential types including single-family and multi-family residences, and mobile homes are in the project area. The General Plan does not identify any specific scenic vistas in the City. However, the San Gabriel Mountain Range is a prominent vista within the San Gabriel Valley. The existing urban development within the surrounding project area limits views across and beyond the project site. Mabel Avenue and Rosemead Boulevard do not provide long range scenic views. The proposed project would be limited to 59 feet and not obstruct any scenic vistas. Therefore, the project would not obstruct, interrupt, or diminish a scenic vista. No impact would occur and no mitigation is required.

Threshold (b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. There are no officially-designated State scenic highways proximate to the project site. Interstate 210 (I-210) is the nearest eligible state highway, which is approximately nine miles northwest of the project site. The project site is not visible from I-210.⁴ The project site does not contain any scenic rock outcroppings or historic buildings. None of the existing on-site trees or trees in the immediate surrounding area are heritage trees. Therefore, the proposed project would not affect scenic resources along an officially designed or an eligible scenic highway. No impact would occur and no mitigation is required.

Threshold (c) Would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The proposed project also would not substantially degrade the existing visual character of the site or its surroundings. The City does not have a scenic overlay zone district that governs scenic quality. The project site has been used as a large vehicle storage and junk yard. Project implementation would result in the development of a mixed-use building, which would be consistent with the existing surrounding residential land uses adjacent to the site to the south and single-family residences to the east at Lashbrook Avenue.

Shadows cast by the proposed project would vary in length and direction throughout the day and from season to season. The proposed project would result in new shadows cast onto surrounding residential and commercial uses, as well as onto adjacent sidewalks and roadways. An existing mobile home park is south of the project site.

The City of South El Monte does not have a specific adopted threshold to determine whether increased shade/shadow patterns are considered significant; therefore, this analysis used the City of Los Angeles'

⁴ California Scenic Highway Mapping System, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed December 22, 2020.

adopted threshold. The City of Los Angeles threshold identifies that a significant impact would result if shadow-sensitive use areas (where sunlight is important to its function) would be shaded by project-related structures for more than three hours between the hours of 9:00 AM and 3:00 PM Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 AM and 5:00 PM Pacific Daylight Time (between early April and late October), compared to existing conditions.

For the proposed project, simulations were prepared to depict potential shade/shadow conditions for the following time periods:

- Spring Equinox (March 21): 9 AM, 12 PM, 3 PM, 5 PM
- Summer Solstice (June 21): 9 AM, 12 PM, 3 PM, 5 PM
- Fall Equinox (September 21): 9 AM, 12 PM, 3 PM, 5 PM
- Winter Solstice (December 21): 9 AM, 12 PM, 3 PM, 5 PM

Shadows cast by the proposed project vary in length and direction throughout the day and from season to season. The proposed project would result in new shadows cast onto surrounding residential such as the mobile home park located 75 feet to the south of the project site, and the single-family residence and associated structures at 9336 Mabel Avenue to the west of the site, as well as onto adjacent sidewalks and public roads. As shown at **Exhibit 7a through Exhibit 7d, *Shade Shadow Modeling***, shadow-sensitive uses near the project site would not experience significant shadow impacts, meaning no shadow-sensitive uses would be shaded for more than four hours between 9:00 AM and 5:00 PM during the summer/winter solstice and or between 9:00 AM and 3:00 PM during the spring/autumnal equinox. Shade and shadows are mostly cast onto Mabel Avenue and Rosemead Boulevard under all simulation scenarios. Therefore, impacts for shade and shadow are less than significant.

Compliance with C-R zoning district development standards including setbacks and building height limits would be ensured through the City's review during application process and future review of building permits. The proposed architecture and massing would complement the existing development and would comply with the objectives and General Plan policies to ensure the compatibility of the project design with the surrounding community. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials can cause reflected light (glare). Buildings constructed of highly reflective materials from which the sun reflects at a low angle commonly cause adverse glare. Materials known to cause glare, such as mirrored/reflective glass would not be used by the project. Therefore, no impact would occur and no mitigation is required.

The project site is in an urbanized area with existing light sources, which include street lighting on Rosemead Boulevard and Mabel Avenue, the car wash on the north side of Mabel Avenue, and residential lighting from the mobile home park to the south. Additional lighting in the area includes vehicle headlights and traffic signals.

The proposed project would generate lighting from two primary sources: lighting from building interiors that would pass through windows, and lighting from exterior sources (e.g., signage, street lighting, parking area lighting, building illumination, security lighting, wayfinding, and landscape lighting). The outdoor amenities (courtyard on second floor) and landscaped areas on the site would have lighting to allow for nighttime use; lighting for security; and landscape accent lighting. Although the proposed project would introduce new sources of light, the surrounding urban area contains multiple sources of illumination. The proposed lighting would be subject to comply with Municipal Code Chapter 17.15.030 – General Development Standards for C-R zoning district. The proposed project would be required to prepare a photometric plan which would be subject to City review. Street lighting would be subject to Municipal Code Chapter 16.12.060 which would require lighting facilities designed and constructed in compliance with the City’s improvement standards and specifications. Therefore, the proposed project lighting would not cause adverse effects; the change would be a less than significant impact.

Cumulative Impacts

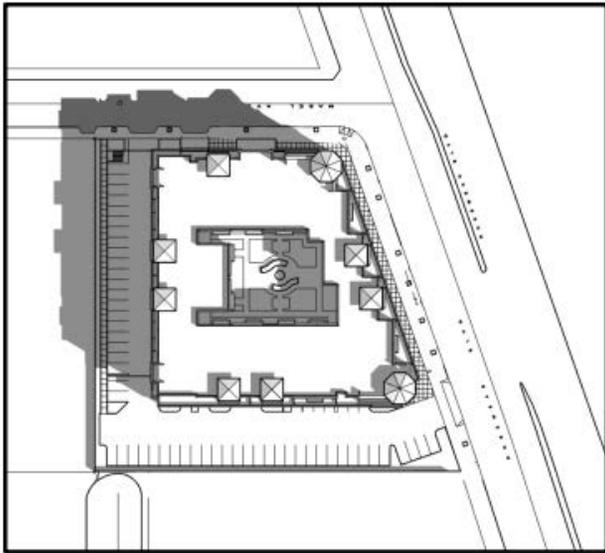
When evaluating cumulative aesthetic impacts, a number of factors must be considered. The cumulative study area for aesthetic impacts is the viewshed that includes the project site and surrounding areas. The context in which public views a project is being viewed will also influence the significance of the aesthetic impact. The contrast a project has with its surrounding environment may actually be reduced by the presence of other cumulative projects. For example, if most of an area becomes urbanized, the contrast of a project with the natural surroundings may be less since it would not stand out in contrast as much. In order for a cumulative aesthetic impact to occur, the aesthetic impacts from cumulative projects would need to occur within the same geographic area to substantially alter the existing viewshed or existing scenic character of an area. The cumulative projects would need to be visible together or near each other so a viewer could perceive them in the same view. However, a change in the viewshed or character of an area from cumulative development does not necessitate the conclusion of a significant adverse effect.

There is existing development bordering the project site. There are no undeveloped properties adjacent to or in the immediate vicinity or viewshed of the project site. Other potential future projects in the viewshed would likely be renovations or rehabilitations because the project site bordered by existing development. No significant cumulative visual impacts would occur.

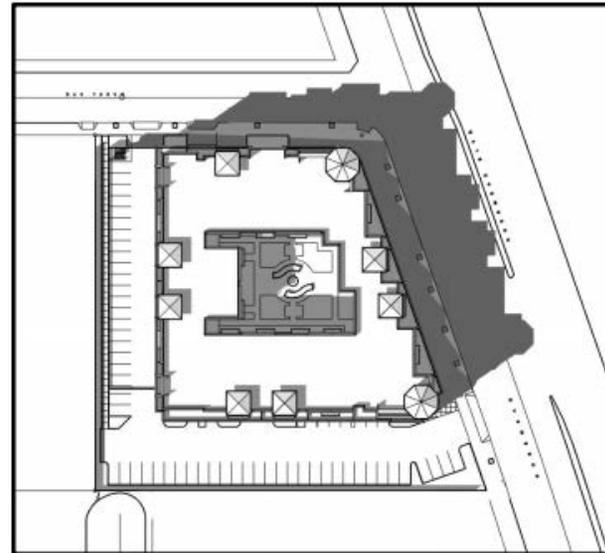
Mitigation Program

Standard Conditions and Mitigation Measures

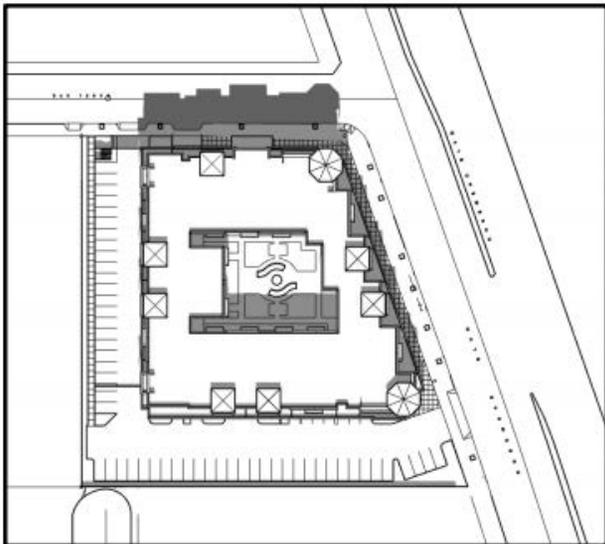
No standard conditions or mitigation measures are applicable.



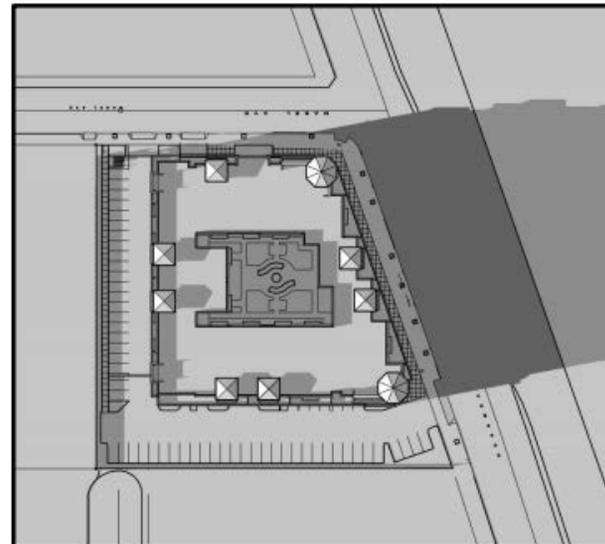
March 21, 9AM



March 21, 3PM



March 21, 12PM



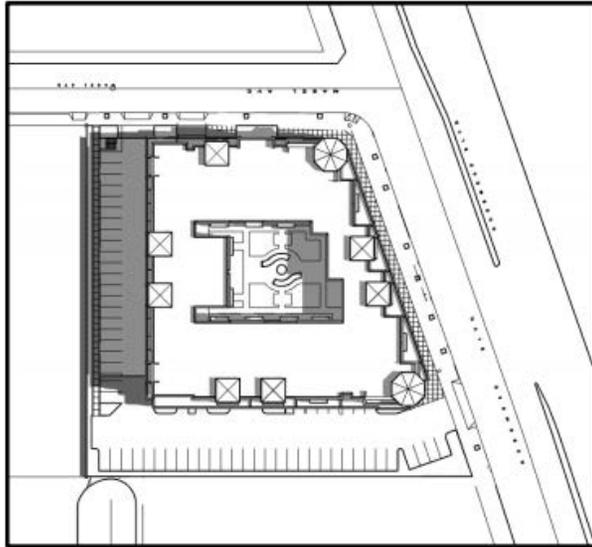
March 21, 5PM

EXHIBIT 7a: Shade Shadow Modeling - Spring Equinox
Mye Plaza Mixed Use Project

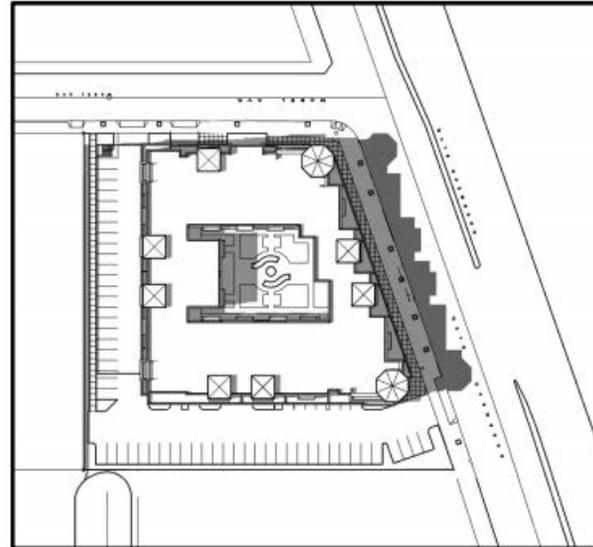


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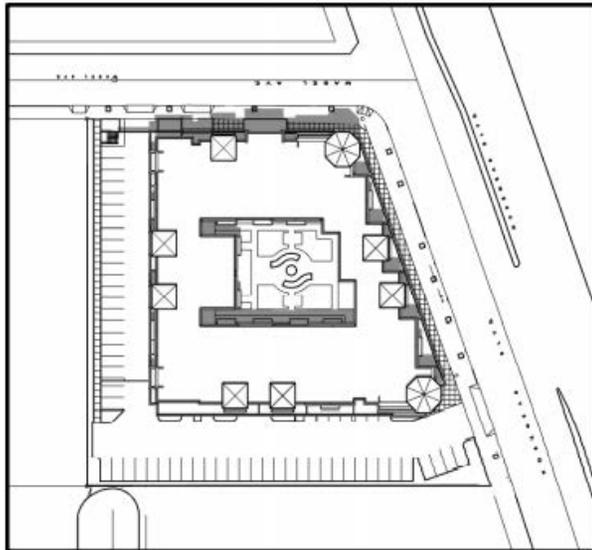
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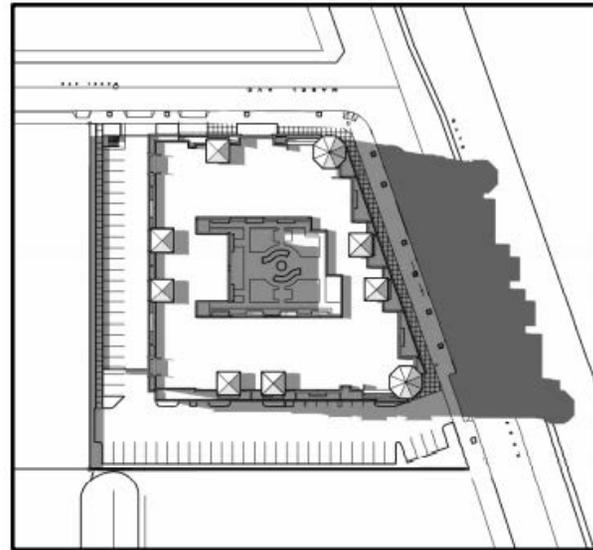
June 21, 9AM



June 21, 3PM



June 21, 12PM

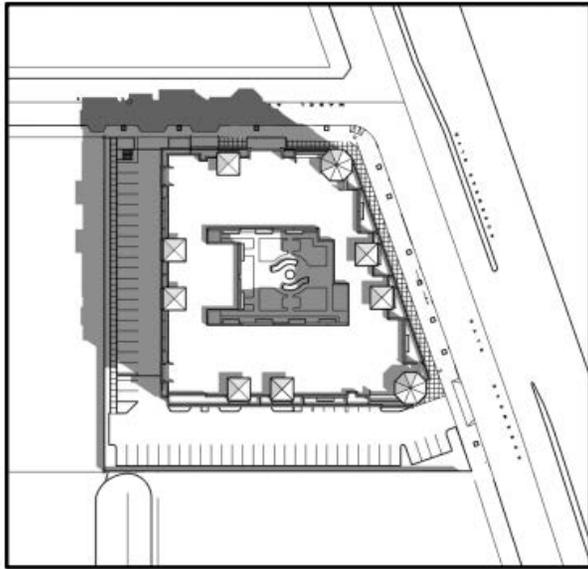


June 21, 5PM

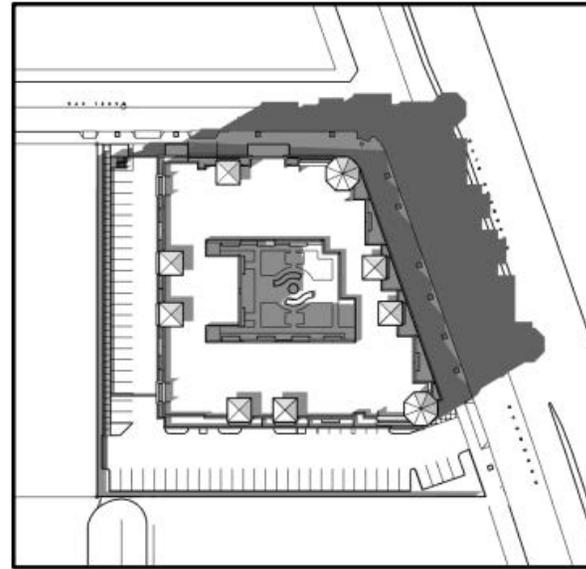
EXHIBIT 7b: Shade Shadow Modeling - Summer Solstice
Mye Plaza Mixed Use Project



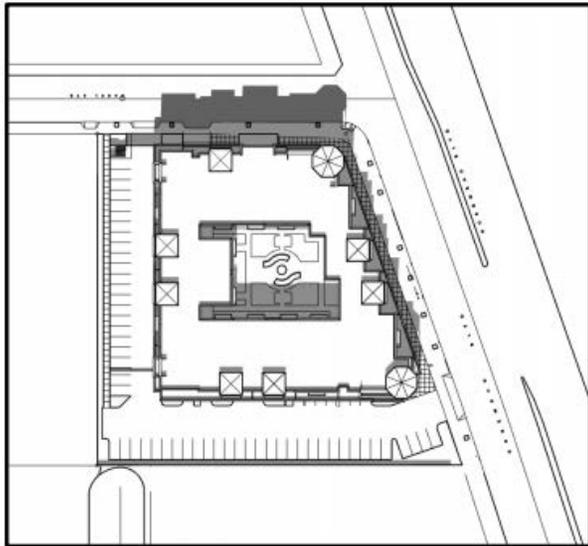
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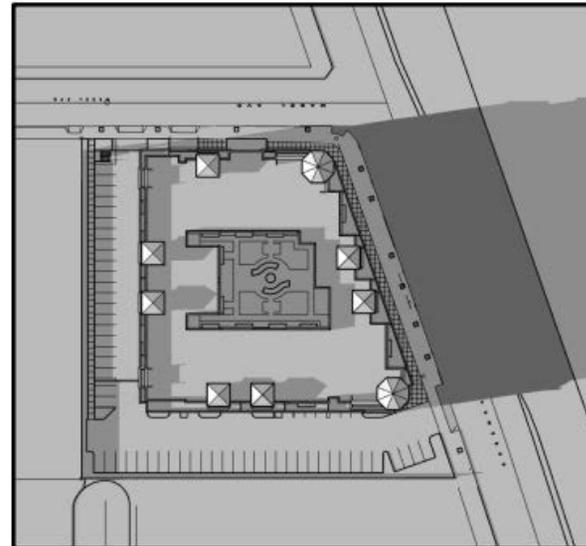
September 21, 9AM



September 21, 3PM



September 21, 12PM



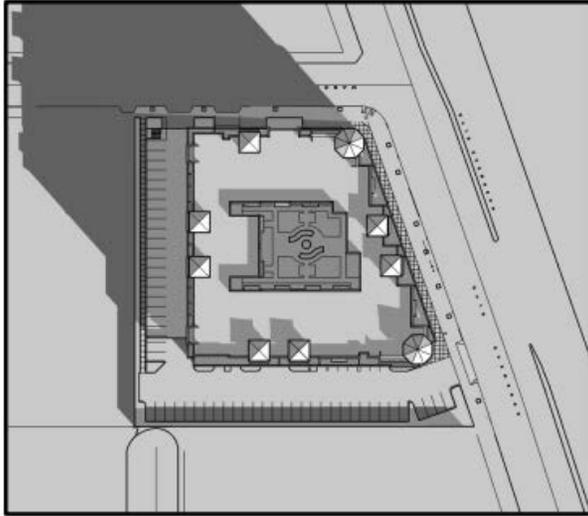
September 21, 5PM

EXHIBIT 7c: Shade Shadow Modeling - Fall Equinox
Mye Plaza Mixed Use Project

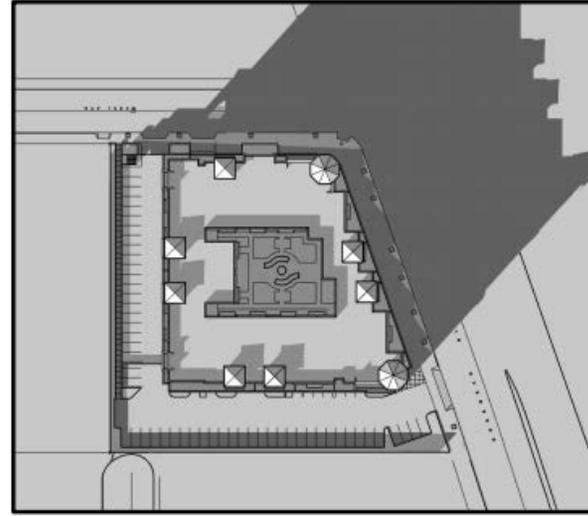


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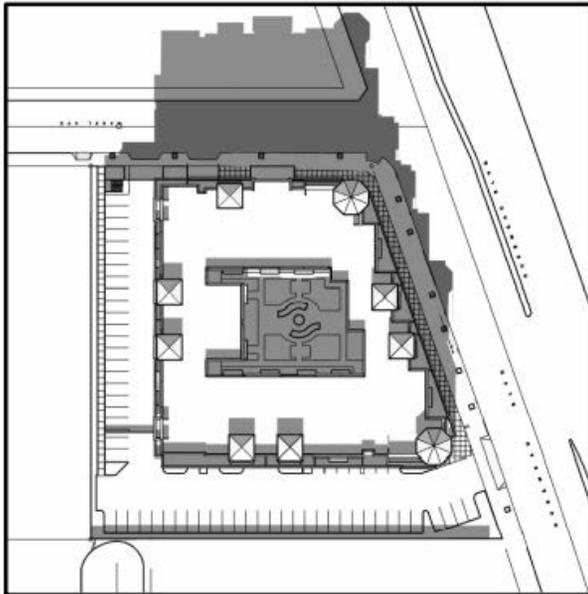
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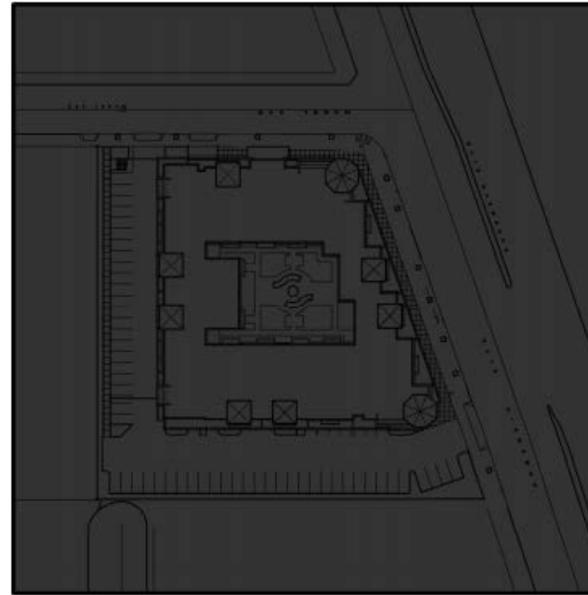
December 21, 9AM



December 21, 3PM



December 21, 12PM



December 21, 5PM

EXHIBIT 7d: Shade Shadow Modeling - Winter Solstice
Mye Plaza Mixed Use Project



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4.2 Agriculture and Forestry Resources

The project site and surrounding area can be characterized as a developed urban environment. There are no agricultural and forestry resources located on or proximate to the project site.

Threshold (a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?

No Impact. The State of California, Department of Conservation, Farmland Mapping and Monitoring Program, has designated the project site as Urban and Built-Up Land. This farmland category defines Urban and Built-Up Land as land developed at a density of at least 1 dwelling unit (du) per 1.5 acres, or approximately 6 structures to a 10-acre parcel. Land uses include but are not limited to residential, industrial, office/commercial, institutional, and public administration. There is no Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance on the project site or in the project vicinity.⁵ The surrounding area includes various automotive repair and servicing uses, a mobile home park, single-family residences, and commercial retail uses. No farmland would be converted. Therefore, no impact would occur and no mitigation is required.

Threshold (b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. A Williamson Act contract between local governments and private landowners restricts specified parcels of land to agricultural or related open space use in return for a lower property tax assessment. The project site is not under a Williamson Act contract. The proposed project would require a zone change from Commercial-Manufacturing (C-M) to Commercial Residential (C-R). Neither the existing or proposed zoning designation allows for agriculture uses. Therefore, the proposed project would not conflict with agricultural zoning designation or a Williamson contract. Therefore, no impact would occur and no mitigation is required.

Threshold (c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))? and

Threshold (d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The proposed project would not conflict with existing zoning for forest land, timberland, or timberland production. There are no forest or timberland resources on the project site or in the surrounding area. The existing and proposed zoning designations for the project site do not permit such uses. Therefore, no impact would occur and no mitigation is required.

⁵ State of California Department of Conservation. *California Important Farmland Finder*. Available at <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed March 9, 2021.

Threshold (e) Would the project involve other changes in the existing environment which, due to their location or nature could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest land?

No Impact. The project site and surrounding area do not include nor are proximate to agricultural uses or forest land. Therefore, the project would not directly or indirectly result in the conversion of property from agricultural or timberland uses. Therefore, no impact would occur and no mitigation is required.

Cumulative Impacts

The proposed project would have no impact on agricultural and forestry resources. The General Plan does not identify any agricultural or forestry resources within the City. Therefore, no cumulative impacts would occur.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are required.

4.3 Air Quality

An air quality analysis was prepared by Kimley-Horn and Associates (Kimley-Horn, 2021) for the proposed project. The air quality modeling outputs and results are included in **Appendix A** of this Initial Study and the results are summarized herein.

Threshold (a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The project site is in the South Coast Air Basin (Air Basin) which includes all of Orange County and non-desert portions of Los Angeles, San Bernardino, and Riverside counties. The Air Basin is approximately 6,600 square miles extending from the Pacific Ocean to the San Gabriel, San Bernardino, and San Jacinto Mountains. The Air Basin is a coastal plain with broad valleys and low hills, and semi-arid climate. The South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board (CARB) monitor air quality within the Air Basin.

The Air Quality Management Plan (AQMP) is prepared by SCAQMD and the Southern California Association of Governments (SCAG). Air quality plans describe strategies to control air pollution and measures to be implemented by a city, county, region, and/or air district. The primary purpose of an air quality plan is to bring an area that does not attain federal and State air quality standards into compliance with the requirements of the federal Clean Air Act and California Clean Air Act. Non-attainment is used to refer to an air basin where one or more ambient air quality standards are exceeded. In addition, air quality plans are developed to ensure that an area maintains a healthful level of air quality based on the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS).

The current plan is the 2016 AQMP adopted on March 3, 2017. The 2016 AQMP is designed to meet the State and federal Clean Air Act planning requirements and focuses on federal ozone and ultra-fine particulate matter (PM_{2.5}) standards. The SCAQMD's AQMP was prepared to accommodate growth; to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD; and to attain clean air within the region. Projects that are considered consistent with the AQMP would not interfere with attainment because this growth is included in the projections used to formulate the AQMP.

The SCAQMD's CEQA Handbook identifies two key indicators of consistency with the AQMP:

1. Whether a project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
2. Whether a project will exceed the assumptions in the AQMP based on the year of project buildout and phase.

With respect to the first criterion, based on the air quality modeling analysis conducted for the proposed project, the construction and operation of the project would not result in significant impacts based on the SCAQMD thresholds of significance; therefore, project construction and operation would not increase the frequency or severity of existing air quality violations. The proposed project is not forecasted to contribute to the exceedance of any air pollutant concentration standards.

With respect to the second criterion, the project site has a General Plan designation of Commercial-Manufacturing (CM). The project requires a General Plan Amendment to change the designation from CM to Mixed-Use (C/R). The project site is zoned Commercial-Manufacturing (C-M) and the project requires

a zone change to Commercial Residential (C-R). Although the proposed project would change the land use designation to allow for residential and commercial development, as discussed in **Section 4.11, Land Use and Planning**, of this Initial Study, the project would not exceed the population or job growth projections used by the SCAQMD to develop the 2016 AQMP. As such, the project would not interfere with attainment because this growth is included in the projections used to formulate the AQMP. Additionally, the project is an infill development along Rosemead Boulevard (SR-164) near Metro transit stops and commercial land uses. Infill developments reduce emissions by reducing the need to travel long distances by some residents.⁶ Additionally, the SCAQMD's CEQA Handbook indicates that significant air pollutant projects may include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities. The proposed project is not defined as one of these significant uses. Therefore, the project is also consistent with the second criterion.

SCAG forecasts are based on the General Plans of municipalities in the Air Basin. As addressed in the following analysis, total project emissions would be less than the SCAQMD significance thresholds. The emissions increase due to the project would not interfere with the AQMP or the attainment of the ambient air quality standards. Therefore, emissions from the project would not be greater than those anticipated in the AQMP.

The determination of AQMP consistency is primarily concerned with the long-term influence of a project on air quality in the Air Basin. The proposed project would not result in a long-term impact on the region's ability to meet State and federal air quality standards. In addition, the proposed project would be consistent with the goals and policies of the AQMP for the control of fugitive dust.

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

Construction Emissions

Less Than Significant Impact. Air quality standards in Southern California are identified by the U.S. Environmental Protection Agency (U.S. EPA) in the NAAQS and by CARB in the CAAQS. The air quality standards of the following five criteria pollutants relate to development projects: ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}). Of these criteria pollutants, the Air Basin, in which South El Monte lies, is designated non-attainment for O₃ and particulate matter, meaning the Air Basin has recorded exceedances of the air quality standards for these pollutants in recent years.⁷

The project's construction activities would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the project area include ozone-precursor pollutants (i.e., reactive organic gases [ROG] and nitrogen oxides [NO_x]) and PM₁₀ and PM_{2.5}. Construction-generated emissions are short-term and of temporary duration, lasting only as long as construction activities occur,

⁶ The California Air Pollution Control Officers Association document, *Quantifying Greenhouse Gas Mitigation Measures* (August 2010), identifies that infill developments, such as the proposed project reduce vehicle miles traveled which reduces fuel consumption. Infill projects such as the proposed project would have an improved location efficiency.

⁷ A portion of the Air Basin in Los Angeles County is also designated a non-attainment basin for lead, which is not a criteria pollutant that is relevant to this project, since air emissions of lead would not be generated by the project.

but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Construction equipment would include excavators, dozers, rollers, rubber-tired loaders, tractors, trenchers, and pavers. Exhaust emission factors for typical diesel-powered heavy equipment are based on the California Emissions Estimator Model (CalEEMod) program defaults. Variables factored into estimating the total construction emissions include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or off the site. The analysis of daily construction emissions has been prepared using CalEEMod.

In accordance with the SCAQMD Guidelines, CalEEMod was used to model construction emissions for ROG, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Nitrogen oxides (NO_x) are a family of highly reactive gases that are a primary precursor to the formation of ground-level O₃ and react in the atmosphere to form acid rain. NO₂ (often used interchangeably with NO_x) is a reddish-brown gas that can cause breathing difficulties at high levels. Peak readings of NO₂ occur in areas that have a high concentration of combustion sources (e.g., motor vehicle engines, power plants, refineries, and other industrial operations). Sulfur oxides (SO_x) belong to the family of sulfur oxide gases that are formed when fuel containing sulfur from coal and oil are burned and during industrial metal smelting processes. SO₂ contributes to respiratory illness, particularly in children and the elderly, and aggravates existing heart and lung diseases.

CalEEMod allows the user to input mitigation measures such as watering the construction area to limit fugitive dust. Standard conditions that were input into CalEEMod allow for certain reduction credits (i.e., compliance with SCAQMD rules) and result in a decrease of pollutant emissions. Reduction credits are based upon studies developed by CARB, SCAQMD, and other air quality management districts throughout California, and were programmed within CalEEMod. **Table 4.3-1: Construction Emissions** identifies the anticipated daily short-term construction emissions and assumes reductions associated with Standard Condition (SC) AQ-1 (Dust Control) and SC AQ-2 (Architectural Coatings). Impacts would be less than significant for all criteria pollutants during construction. The project would be required to adhere to SCAQMD Rules 403 and 402, as part of SC AQ-1 to reduce PM₁₀ and PM_{2.5} emissions resulting from fugitive dust, and Rule 1113 as part of SC AQ-2 to reduce ROG emissions. As indicated in the table, project construction emissions would not exceed any SCAQMD thresholds. Therefore, the project's construction-related impacts would be less than significant for all criteria pollutants.

Operational Emissions

Less Than Significant Impact. **Table 4.3-2: Operational Emissions** summarizes long-term operational emissions attributable to the proposed project. Project-generated emissions would be associated with motor vehicle use, energy, and area sources, such as the use of natural gas-fired appliances, landscape maintenance equipment, and architectural coatings. Mobile and stationary (area and energy) source operational emissions would result from normal daily activities on the project site after occupancy. Mobile source emissions would be generated by the motor vehicles traveling to and from the project site. Area source emissions would be generated due to an increased demand for consumer products, architectural coating, and landscaping. Energy source emissions would be generated from electricity and natural gas (non-hearth) usage associated with the proposed project. The primary use of electricity and natural gas by the project would be for space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. As shown in the table, emissions from the proposed project would not exceed SCAQMD

thresholds for ROG, NO_x, CO, SO_x, PM₁₀, or PM_{2.5}. Project operational emissions would be less than significant.

Emissions Source	Pollutant (pounds per day) ^{a, b}					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Construction: 2022	3.25	33.14	20.63	0.04	9.53	5.78
Construction: 2023	2.04	16.46	20.16	0.04	1.91	0.99
Construction: 2024	24.87	8.32	12.86	0.02	0.61	0.43
<i>SCAQMD Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Exceed SCAQMD Thresholds?	No	No	No	No	No	No

ROG: reactive organic gases; NO_x: nitrogen oxides; CO: carbon monoxide; SO_x: sulfur oxides; PM₁₀: particulate matter 10 microns or less in diameter; PM_{2.5}: particulate matter 2.5 microns or less in diameter.

a. Emissions were calculated using the California Emissions Estimator Model (CalEEMod), as recommended by the SCAQMD. Refer to Appendix A

b. The modeling incorporates reduction/credits for construction emissions based on measures included in CalEEMod and as required by the SCAQMD through Rule 403. This includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stockpiles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment.

Source: Kimley-Horn, 2021.

Emissions Source	Pollutant (pounds per day) ^a					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Source	2.64	1.16	6.49	0.01	0.12	0.12
Energy Use	0.03	0.25	0.11	0.00	0.02	0.02
Mobile Source	1.42	6.00	16.93	0.06	5.52	1.51
Total	4.09	7.41	23.53	0.07	5.66	1.65
<i>SCAQMD Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Exceed SCAQMD Thresholds?	No	No	No	No	No	No

ROG: reactive organic gases; NO_x: nitrogen oxides; CO: carbon monoxide; SO_x: sulfur oxides; PM₁₀: particulate matter 10 microns or less in diameter; PM_{2.5}: particulate matter 2.5 microns or less in diameter.

a. Emissions were calculated using the California Emissions Estimator Model (CalEEMod), as recommended by the SCAQMD.

Source: Kimley-Horn, 2021.

A significant impact to air quality would occur if a project would result in a cumulative considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable NAAQS or CAAQS (including releasing emissions that exceed quantitative thresholds for ozone precursors). The ozone precursors include ROG and NO_x. The Air Basin is in non-attainment for ozone (State and federal), PM₁₀ (State), PM_{2.5} (State and federal), and lead (federal, partial non-attainment in a portion of Los Angeles County). To determine whether the project would result in a cumulatively considerable increase

in non-attainment criteria pollutants or exceed the quantitative thresholds for ozone precursors, the lead agency may evaluate project emissions based on the quantitative emission thresholds established by the SCAQMD in its *CEQA Air Quality Handbook* (SCAQMD 1993, as amended). The SCAQMD has established quantitative thresholds against which a project's emissions could be evaluated to determine if there is a potential for a significant impact. In the event direct impacts from a project are less than significant, a project may still have a cumulatively considerable impact on air quality if the emissions from the project, in combination with the emissions from other proposed, or reasonably foreseeable future projects are in excess of screening levels and the project's contribution accounts for more than an insignificant proportion of the cumulative total emissions. As previously addressed, the proposed project would not result in significant construction or operational air quality impacts including non-attainment criteria pollutants. Therefore, the project's contribution to regional pollutant concentrations would not be cumulatively considerable.

With respect to the proposed project's construction-period air quality emissions and cumulative Air Basin conditions, the SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to the federal Clean Air Act mandates. As such, the project would comply with SCAQMD's Rule 403 (see SC AQ-1). Rule 403 requires that fugitive dust be controlled with the best available control measures in order to reduce dust so that it does not remain visible in the atmosphere beyond the property line of a project site. Per SCAQMD rules and mandates, as well as the CEQA requirement that a project mitigate its significant impacts to the extent feasible, these same requirements (i.e., Rule 403 compliance, implementation of all feasible measures, and compliance with adopted AQMP emissions control measures) would also be imposed on construction projects throughout the Air Basin, which would include related projects. Compliance with SCAQMD rules and regulations would preclude significant construction-related impacts. Therefore, project-related construction emissions, in combination with emissions from other projects in the area, would not substantially deteriorate the local air quality.

As previously discussed, the proposed project would not result in long-term air quality impacts because emissions would not exceed SCAQMD operational thresholds. Additionally, adherence to SCAQMD rules and regulations (SC AQ-1 and SC AQ-2) would alleviate potential impacts related to cumulative conditions on a project-by-project basis. The SCAQMD and other entities are constantly developing emission reduction technology, strategies, and plans. As a result, the proposed project would not contribute a cumulatively considerable net increase of any non-attainment criteria pollutant. Impacts would be less than significant and no mitigation is required.

Threshold (c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact with Mitigation. A significant impact may occur when a project would generate pollutant concentrations to a degree that would significantly affect sensitive receptors, which include populations that are more susceptible to the effects of air pollution than the population at large. This section addresses the exposure of sensitive receptors for the following situations: CO hotspots; localized emissions concentrations, toxic air contaminants (TACs, specifically diesel particulate matter [PM]) from on-site construction; and asbestos and lead based paint during demolition.

Carbon Monoxide Hot Spots

An analysis of CO "hot spots" determines whether the change in the level of service (LOS) of an intersection caused by a proposed project would have the potential to result in exceedances of the CAAQS or NAAQS. Vehicular emissions cause CO exceedances, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the

CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined. The Air Basin was re-designated as attainment in 2007 and is no longer addressed in the SCAQMD's AQMP.

Further, the proposed project would not produce the volume of traffic required to generate a CO hotspot (see Section 4.17 for Traffic Trip Generation). Therefore, CO hotspots are not an environmental impact of concern for the proposed project. Localized air quality impacts related to mobile-source emissions would be less than significant. As a result, no significant impact would occur and no additional mitigation measures are required.

Localized Significance Threshold Analysis

Localized Significance Analysis. The Localized Significance Threshold (LST) Methodology provides a look-up table for construction and operational emissions based on the emission rate, location, and distance from receptors, and provides a methodology for air dispersion modeling to evaluate whether a construction or operation could cause an exceedance of an ambient air quality standard. The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-Up Tables and the methodology described in *Localized Significance Threshold Methodology* (SCAQMD, revised July 2008) to determine if the daily emissions of CO, NO_x, PM₁₀, and PM_{2.5}, from the project would result in a significant impact to local air quality. Construction emissions were compared to the SCAQMD's screening thresholds. Project implementation would require approximately 100 cubic yards (cy) of cut and 200 cy of fill. Approximately 100 cy of fill would be imported to balance the project site. The nearest sensitive receptor is a single-family residence and associated structures at 9336 Mabel Avenue, 10 feet west of the project site.

As shown in **Table 4.3-3: Localized Significance of Construction and Operational Emissions**, construction emissions would not exceed SCAQMD LSTs. However, unmitigated operational emissions would exceed PM₁₀ and PM_{2.5} LSTs. Natural gas hearth emissions are the primary source causing this exceedance; therefore, Mitigation Measure (MM) AQ-1 prohibits wood burning and natural gas fireplaces. Therefore, with implementation of MM AQ-1, the project would not result in significant localized construction or operational emissions.

Toxic Air Contaminants

Construction would result in the generation of diesel particulate matter (diesel PM) emissions from the use of off-road diesel equipment required for grading and excavation, paving, and other construction activities. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to toxic air contaminant emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

The use of diesel-powered construction equipment would be temporary and episodic. The duration of exposure would be short and exhaust from construction equipment is highly dispersive and concentrations of diesel PM dissipates rapidly. Current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. Project construction involves phased activities in several areas across the site and the project would not require

the extensive use of heavy-duty construction equipment or diesel trucks in any one location over the duration of development, which would limit the exposure of any proximate individual sensitive receptor to TACs.

Emission Source	Pollutant (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Site Preparation (2022)	33.08	19.70	9.34	5.73
Grading (2022)	20.86	15.27	3.74	2.31
Building Construction (2022)	15.62	16.36	0.81	0.76
Building Construction (2023)	14.38	16.24	0.70	0.66
Paving (2023)	8.79	12.19	0.44	0.40
Paving (2024)	8.27	12.22	0.40	0.37
Architectural Coating (2024)	1.22	1.81	0.06	0.06
SCAQMD Localized Significance Threshold (Adjusted for 3.5 acres of disturbance at 25 meters)	152	1,423	10.50	7
Exceed SCAQMD Thresholds?	No	No	No	No
Unmitigated On-Site Emissions (Area and Energy)	1.70	24.49	3.06	3.06
Mitigated On-Site Emissions (Area and Energy) ¹	1.41	6.6	0.14	0.14
SCAQMD Localized Significance Threshold (Adjusted for 1.73 acres of disturbance at 25 meters)	166	1,603	3	2
SCAQMD Threshold Exceeded with Mitigation?	No	No	No	No
NO _x : nitrogen oxides; CO: carbon monoxide; SO _x : sulfur oxides; PM ₁₀ : particulate matter 10 microns or less in diameter; PM _{2.5} : particulate matter 2.5 microns or less in diameter. Notes: SCAQMD Rule 403 Fugitive Dust applied. Refer to Appendix A for Model Data Outputs. 1. Mitigation Measure AQ-1 prohibits the use of fireplaces. Sources: CalEEMod version 2016.3.2 and Kimley-Horn, 2021.				

Additionally, construction activities would occur in an area of less than five acres. CARB generally considers construction project sites of such size to represent less than significant health risk impacts due to (1) limitations on the off-road diesel equipment able to operate and therefore a reduced amount of generated diesel PM; (2) the reduced amount of dust-generating ground disturbance possible compared to larger construction sites; and (3) the reduced duration of construction activities compared to the development of larger sites. Additionally, construction is subject to and would comply with California regulations (e.g., California Code of Regulations, Title 13, Division 3, Article 1, Chapter 10, Sections 2485 and 2449), which reduce diesel PM and criteria pollutant emissions from in-use off-road diesel-fueled vehicles and limit the idling of heavy-duty construction equipment to no more than five minutes. These regulations would further reduce nearby sensitive receptors' exposure to temporary and variable diesel PM emissions. Given the temporary and intermittent nature of construction activities likely to occur in specific locations at the project site (i.e., construction is not likely to occur in any one location for an extended time), the dose of diesel PM of any one receptor is exposed to would be limited. Therefore, considering the relatively short duration of diesel PM-emitting construction activity at any one location of the plan area and the highly dispersive properties of diesel PM, sensitive receptors would not be exposed

to substantial concentrations of construction-related TAC emissions. Impacts would be less than significant.

Threshold (d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The SCAQMD *CEQA Air Quality Handbook* (SCAQMD, 1993) identifies certain land uses as sources of odors. These land uses include agriculture, wastewater treatment plant, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project is a mixed-use residential and commercial development and does not propose to include any odor-inducing uses on the site.

During construction-related activities, some odors (not substantial pollutant concentrations) that the public may detect are those typical of construction vehicles (e.g., diesel exhaust from grading and construction equipment). These odors are a temporary short-term impact that is typical of construction projects and would disperse rapidly. The project would not include any of the land uses that the SCAQMD identifies as odor sources. Therefore, impacts would be less than significant and no mitigation is required.

Cumulative Impacts

The SCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in non-attainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to the Air Basin's existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. As discussed above, the project's emissions would be below the significance thresholds during both construction and operations. Therefore, the project's contribution is not considered cumulatively considerable.

Mitigation Program

Standard Conditions and Requirements

SC AQ-1 Dust Control. During construction, construction contractors shall comply with South Coast Air Quality Management District's (SCAQMD) Rules 402 and 403 in order to minimize construction emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible beyond the property line of the emission source. This rule is intended to reduce PM₁₀ emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 lists the Best Available Control Measures that are

applicable to all construction projects. The measures include, but are not limited to, the following:

- a. Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
- b. All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
- c. All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- d. The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- e. Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.

SC AQ-2 Architectural Coatings. South Coast Air Quality Management District (SCAQMD) Rule 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories. Architectural coatings shall be selected so that the volatile organic compound (VOC) content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on contractor specifications.

Mitigation Measures

MM AQ-1 Hearth Emissions. Prior to the issuance of building permits, the building official shall confirm that the applicable project plans and specifications do not include wood-burning or natural gas hearths.

4.4 Biological Resources

Threshold (a) Would the project have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife of U.S. Fish and Wildlife Service?

No Impact. The project site has been used as a large vehicle storage and junk yard with a mix of pervious and impervious surfaces. Resources on the site are limited to ruderal vegetation (weeds) as well as eight trees: bottlebrush, one juniper, one castor bean, and one ligustrum along Rosemead Boulevard; one juniper tree on the southwestern corner of the site; one ash tree on the southeast portion of the site; and one dead tree on the south-central portion of the site. Due to the disturbed nature of the site, no natural habitat is present on the site. No natural habitats are present on the surrounding properties. Based on review of the existing and surrounding site conditions, site clearance and project development would not adversely impact candidate, sensitive, or special status biological resources. No impacts would occur and no mitigation is required.

Threshold (b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? and

Threshold (c) Would the project have a substantial adverse effect on a State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. As previously addressed, on-site vegetation is limited to weeds and eight trees. There are sensitive natural communities, riparian habitats, or federally protected wetlands or resources on the project site.⁸ The project site does not contain any water resources (e.g., streams, creeks, channels, vernal pools) nor would any of the proposed land uses potentially impact wetlands. The nearest body of water mapped by the U.S. Fish and Wildlife Service National Wetlands Inventory is the Rio Honda riverbed, approximately 0.2 mile west of the project site. The Rio Honda is a concrete-lined channel that serves primarily as flood control. It is not considered a State or federally protected wetland. The proposed project would not directly or indirectly impact this habitat. The project site is fully developed; the project site does not contain riparian habitat, sensitive natural communities, or wetlands. Therefore, no impacts to riparian habitat, wetlands, or other sensitive natural communities would result from the proposed project and no mitigation is required.

Threshold (d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. Wildlife movement corridors are physical connections that allow wildlife to move between areas of suitable habitat in both undisturbed and fragmented landscapes. The project site has been used as a storage yard and is bordered by existing development and roadways. The project site is not a recognized wildlife corridor nor is it proximate to a nursery site for native and migratory wildlife.

⁸ U.S. Fish and Wildlife Service, *National Wetlands Inventory*. www.fws.gov/wetlands/Data/Mapper.html, accessed December 18, 2020 and September 11, 2021.

The proposed project would remove several trees that have the potential to support nesting migratory birds that are protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGF). The proposed project would adhere to SC BIO-1, which ensures compliance with the Migratory Bird Treaty Act (MBTA). MBTA governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. Under MBTA provisions, it is unlawful “by any means or manner to pursue, hunt, take, capture (or) kill” any migratory birds except as permitted by regulations issued by the USFWS. The term “take” is defined by USFWS regulation to mean to “pursue, hunt, shoot, wound, kill, trap, capture or collect” any migratory bird or any part, nest or egg of any migratory bird covered by the conventions, or to attempt those activities. In addition, the California Fish and Game Code (CFGF) extends protection to non-migratory birds identified as resident game birds (CFGF §3500) and any birds in the orders Falconiformes or Strigiformes (birds-of-prey) (CFGF §3503). The on-site trees and vegetation could provide suitable nesting habitat for birds. Compliance with SC BIO-1 would ensure that no significant impacts would occur.

Threshold (e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City’s Tree Policy applies to street on public property including along City streets.⁹ If a tree is removed, planting of another tree from the City’s Approved Tree List is required. As previously addressed, there are eight trees on the project site; the two bottlebrush trees would be retained (see **Exhibits 5a and 5b**). None of the trees are within the public right-of-way or are designated as street trees. The proposed removal of the six trees would not conflict with the City’s Tree Policy. As such, project implementation would not conflict with any local policies or ordinances protecting biological resources. No impact would occur and no mitigation is required.

Threshold (f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. According to the California Department of Fish and Wildlife’s California Regional Conservation Plans map, the project site is not located within a Natural Community Conservation Plan (NCCP) or Habitat Conservation Plan (HCP).¹⁰ As discussed above within Responses 4.4(a) through 4.4(e), the proposed project would not result in significant impacts to biological resources and would not result in conflicts with provisions of a HCP or NCCP. No impact would occur and no mitigation is required.

Cumulative Impacts

Past, present, and reasonably foreseeable future projects are required to implement measures, as set forth in their respective CEQA documents, consistent with federal, State, and local regulations to avoid adverse effects to biological resources or to mitigate for significant impacts to these resources. The types of measures required for projects impacting protected habitat, species, and regulated resources can include avoidance, project design features, regulatory approvals, best management practices, and mitigation measures. Following compliance with the established regulatory framework and standard conditions, the proposed project would not cause a significant impact to biological resources. Therefore, the project would not contribute to a potential cumulatively considerable impact.

⁹ City of South El Monte, *Council Report, Dated March 22, 2011*.

¹⁰ California Department of Fish and Wildlife, *California Regional Conservation Plans*, April 2019, Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>, accessed December 19, 2020 and September 11, 2021.

Mitigation Program

Standard Conditions and Requirements

SC BIO-1 Nesting Migratory Birds. During construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible. If construction activities cannot be conducted outside of nesting season, a Pre-Construction Nesting Bird Survey within and adjacent to the project site shall be conducted by a qualified biologist within three days prior to initiating construction activities. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.

Mitigation Measures

No mitigation measures are required.

4.5 Cultural Resources

A Cultural Record Search was requested for the proposed project. The results is included in this Initial Study as Appendix B and the results are summarized herein.

Threshold (a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?

No Impact. Historical resources are defined as buildings, structures, objects, sites, and districts of significance in history, archaeology, architecture, and culture. These resources include intact structures of any type that are 50 years or more of age. These resources are sometimes called the “built environment” and can include, in addition to houses, other structures such as irrigation works and engineering features. Historical resources are preserved because they provide a link to a region’s past as well as a frame of reference for a community.

The CEQA Guidelines Section 15064.5, define “historic resources” as resources listed in the California Register of Historical Resources, or determined to be eligible by the California Historical Resources Commission for listing in the California Register of Historical Resources.¹¹ CEQA allows local historic resource guidelines to serve as the California Register of Historical Resources criteria if enacted by local legislation to act as the equivalent of the State criteria.

The City of South El Monte General Plan Resources Element (October 2000) notes that “no historic or archaeologically significant sites have been located in the City.” (see page 1.) Therefore, this topic is not addressed further in the City’s General Plan. As a part of the preparation of this Initial Study, a records search was prepared by the South-Central Coastal Information Center; no historical resources have been recorded as being on the project site or within a 0.25-mile radius of the project site. Further, the project site does not contain any structures other than a small dilapidated guard shack. Due to the lack of significant historic resources on the project site, the project would have no impact on historic resources and no mitigation is required.

Threshold (b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact with Mitigation. As noted, a record search was requested from the South-Central Coastal Information Center to obtain recorded archaeological and built-environment information. The search includes review of all recorded archaeological and built-environment resources, as well as a review of cultural resource reports on file within a one-mile project site radius. No cultural studies have been conducted and no resources identified at the project site. However, one built-environment resource was recorded, and 15 cultural reports and studies were conducted within a 0.25-mile radius of the project site.

There is a likelihood of encountering archaeological resources in the project site since the site has not been previously extensively graded and the proximity to a water body (Rio Hondo Channel), approximately 0.2 mile west of the site. Although no subterranean land uses are proposed, construction activities for the project would require excavation and grading. Therefore, while low, there is the potential for the project to affect a previously unidentified archaeological resource. The project would be required to comply with MM CR-1, which requires that an archaeologist monitor grading and excavation activities. The archaeologist would have the ability to temporarily halt or redirect work to permit the sampling,

¹¹ California Public Resources Code Section 5020.1(k), Section 5024.1(g).

identification, and evaluation of the artifacts and resources, as appropriate. If resources are found to be significant, the archaeologist would determine appropriate actions, in cooperation with the City and Applicant. Compliance with MM CR-1 would reduce potential impacts to a less than significant level.

Threshold (c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant with Mitigation. No known human remains occur on the site, and no dedicated cemeteries are on or near the project site. It is not anticipated that human remains are present. In the event human remains are encountered during earth removal or disturbance activities, compliance with the California Health and Safety Code Section 7050.57.98, identified in MM CR-2, would reduce any impact associated with human remains to a less than significant level.

Cumulative Impacts

Potential cumulative impacts could occur if the project – when combined with other past, present, and reasonably foreseeable future projects – would cause significant impacts based on the thresholds of significance set forth in this Initial Study. The project site does not contain significant historic resources and is not expected to impact any archaeological resources; mitigation measures have been identified to mitigate potential impacts to a less than significant level. As with the proposed project, other past projects, other current projects, and probable future projects would be required to comply with mitigation measures. Despite the site-specific nature of resources, mitigation required for the identification and protection of unknown or undocumented resources would reduce the potential for cumulative impacts. On a cumulative level, data recovered from sites in the region allow for the examination and evaluation of the diversity of human activities in the region. The proposed project would not contribute to a cumulatively considerable impact on cultural resources.

Mitigation Program

Standard Conditions and Requirements

No standard conditions are required.

Mitigation Measures

MM CR-1 Prior to the issuance of the first grading permit or permit for ground disturbance activities, the Applicant shall provide evidence to the City of South El Monte that a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor) has been retained. The selection of the qualified professional(s) shall be subject to approval by the City. In the event that cultural resources (archaeological, historical, paleontological) are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The qualified professional shall be contacted to evaluate the significance of the finding and an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the State CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

MM CR-2 California Health and Safety Code Section 7050.5, State CEQA Guidelines Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a

dedicated cemetery. California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered, disturbance of the site shall be halted until the coroner has conducted an investigation into the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

4.6 Energy

Building Energy Conservation Standards

Energy conservation standards for new residential and non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every three years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. On May 9, 2018, the California Energy Commission (CEC) adopted the 2019 Building Energy Efficiency Standards (Energy Code), which went into effect on January 1, 2020. The CEC is currently preparing the 2022 Energy Code, which will improve upon the 2019 Energy Code for new construction of, and additions and alterations to, residential and non-residential buildings. Proposed standards will be adopted in 2021 with an effective date of January 1, 2023. The California Energy Commission updates the standards every three years.¹²

The current 2019 Energy Code improve upon the previous 2016 Energy Code. Under the 2019 Title 24 standards, residential buildings are about 7 percent more energy efficient, and when the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet 2019 Title 24 standards use about 53 percent less energy than those built to meet the 2016 standards. Non-residential buildings use about 30 percent less energy due mainly to lighting upgrades.¹³

Senate Bill 350

In September 2015, then California Governor Jerry Brown signed Senate Bill (SB) 350 (de León). This legislation established tiered increases to the Renewable Portfolio Standard—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030.

Senate Bill 100

SB 100, referred to as “The 100 Percent Clean Energy Act of 2019,” was signed into law by Governor Brown in September 2018 and increased the required Renewable Portfolio Standards established in SB 350. Under SB 100, the total kilowatt hours (kWh) of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also establishes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Threshold (a) Would the project result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

¹² California Energy Commission, 2022 Building Energy Efficiency Standards, Available at: <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency>, Accessed March 4, 2021.

¹³ California Energy Commission, 2019 Building Energy Efficiency Standards Frequently Asked Questions, Available at: https://www2.energy.ca.gov/title24/2019standards/documents/Title_24_2019_Building_Standards_FAQ_ada.pdf, Accessed March 4, 2021.

Less Than Significant Impact.

Electricity. Southern California Edison (SCE) provides electricity to the project area. The project is expected to use approximately 802,739 kilowatt-hours per year (kWh/year) based on California Emissions Estimator Model (CalEEMod); refer to Appendix A (Air Quality/Greenhouse Gas data). Project implementation would result in a permanent increase in electricity over existing conditions. The increased demand is expected to be adequately served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is forecast to increase by approximately 12,000 gigawatt-hours (GWh)—or 12 billion kWh—between 2015 and 2026.¹⁴ The increase in electricity demand from the project would represent an insignificant percent increase compared to overall demand in SCE's service area. Therefore, projected electrical demand would not significantly impact SCE's level of service.

Based on the project schedule, the project would be required to comply with the 2019 Building Energy Efficiency Standards, which took effect on January 1, 2020. Prior to issuance of a building permit, the City of South El Monte Building and Safety Department would review and verify that the project plans demonstrate compliance with the current version of the Building and Energy Efficiency Standards. The project would also be required adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Some design features include low voltage outdoor flood lights and high efficiency windows to reduce heating and cooling loads, reducing electricity consumption. Project development would not interfere with achievement of the 60 percent Renewable Portfolio Standard set forth in SB 100 for 2030 or the 100 percent standard for 2045. These goals apply to SCE and other electricity retailers. As electricity retailers reach these goals, emissions from end user electricity use would decrease from current emission estimates.

Natural Gas. Southern California Gas Company (SoCalGas) provides natural gas service to the project area. The project is expected to use approximately 1,005,472 kilo-British thermal units per year (KBTU/year) of natural gas based on California Emissions Estimator Model (CalEEMod); refer to Appendix A (Air Quality/Greenhouse Gas Data). The increased demand is expected to be adequately served by the existing SoCalGas facilities. From 2020 to 2035, core demand is expected to decline from 934 million cubic feet (mcf) to 806 mcf, while supplies remain constant at 3.775 billion cubic feet per day (bcfd)¹⁵ from 2015 through 2035.¹⁶ Therefore, the natural gas demand from the proposed project would represent a nominal percentage of overall demand in SoCalGas' service area. The proposed project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Fuel. During construction, transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during construction

¹⁴ California Energy Commission, California Energy Demand 2018-2030 Revised Forecast, Figure 49 Historical and Projected Baseline Consumption SCE Planning Area, Available at: file:///C:/Users/elena.ajdari/Downloads/TN222287_20180120T141708_The_California_Energy_Demand_20182030_Revised_Forecast.pdf, Accessed March 4, 2021.

¹⁵ 1 bcfd is equivalent to about 1.03 billion kBTU

¹⁶ California Gas and Electric Utilities, 2020 California Gas Report, Southern California Gas Company Annual Gas Supply 2020-2035 Table 1-SCG, Available at: https://www.socalgas.com/sites/default/files/2020-10/2020_California_Gas_Report_Joint_Utility_Biennial_Comprehensive_Filing.pdf, Accessed March 4, 2021.

would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. Most construction equipment during demolition and grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered equipment. Impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure; impacts would not be significant.

During operations, energy consumption would be associated with resident, visitor, and employee vehicle trips; delivery and supply trucks; and trips by maintenance and repair crews. The project is a mixed-use infill development, thereby reducing the need to travel long distances. The project is also near public transportation access, further reducing the need to for passenger vehicle trips. The City and surrounding areas are highly urbanized with numerous gasoline fuel facilities and infrastructure. Consequently, the proposed project would not result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities. Existing rules and regulations concerning vehicle fuel consumption efficiencies (CAFE Standards)¹⁷ would ensure that vehicle trips generated by the proposed project would not be considered as inefficient, wasteful, or unnecessary. The proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant and no mitigation is required.

Threshold (b) Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. Project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards (CALGreen). Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impact would occur. The proposed project would include design features such as high efficiency windows to reduce heating and cooling loads, Energy Star appliances, and high efficiency heating and cooling systems to reduce energy consumption and reduce GHG emissions. Therefore, the project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by 2020 and the SB 32 goal of reducing emissions 40 percent below 1990 by 2030. Potential impacts are considered less than significant.

Further, the City's General Plan 2014-2021 5th Cycle Update Housing Element and the City's draft 6th Cycle (2021-2029) Housing Element include an Energy Efficiency Program and identify various conservation opportunities. Key elements of the Energy Efficiency Program include energy conservation measures, recycling, water conservation, and the use of alternative transit. The project would not conflict with the Energy Efficiency Program and benefit from the City's implementation of its measures. The key elements of this program include the following:

- The City shall permit and encourage the installation of photovoltaic/solar and solar water heating systems on new residential construction consistent with local and state regulations.
- The City will provide brochures and handouts promoting energy conservation from local utility providers at or near the planning counter. In addition, the City's website will continue to be

¹⁷ U.S. Department of Transportation (2014). Corporate Average Fuel Economy Standards, Available at: <https://www.transportation.gov/mission/sustainability/corporate-average-fuel-economy-cafe-standards>, Accessed August 24, 2021.

updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.

- The City of South El Monte shall continue to support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances.
- The City of South El Monte will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts.
- The City will consider reducing processing fees for those building improvements that involve the installation of solar panels.¹⁸

Compliance with the Title 24 Energy Code standards and CALGreen standards would ensure the proposed project incorporates rooftop solar panels, energy efficient windows, insulation, lighting, ventilation systems, water efficient fixtures, and other energy-efficient features. Further, the 2019 CALGreen standards requires the recycling and/or salvaging of a minimum of 65 percent of nonhazardous construction and demolition waste. Adherence to the California Public Utilities Commission's energy requirements, as well as the most current Title 24 and CALGreen standards would ensure conformance with the City of South El Monte General Plan goals and policies, as well as the State's goal of promoting energy efficiency and renewable energy. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts are less than significant and no mitigation is required.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are required.

¹⁸ City of South El Monte General Plan, 2014-2021 5th Cycle Housing Element, Available at: <https://www.cityofsouthelmonte.org/DocumentCenter/View/856/2014-2021-5th-Cycle-Housing-Element-PDF>, Accessed March 4, 2021. 2021-2029 Draft Housing Element, Available at: https://www.cityofsouthelmonte.org/DocumentCenter/View/2322/SEM_Housing-Element-6th-Cycle_Public-Review-Draft?bidId=. Accessed September 11, 2021.

4.7 Geology and Soils

A Geotechnical Engineering Investigation Report was prepared by Cal Land Engineering (Cal Land, July 2020). The report is included in this Initial Study as **Appendix C** and the results are summarized herein. A Paleontological Record Search was conducted by the Natural History Museum of Los Angeles County. The record search is included in this Initial Study as **Appendix D** and the results are summarized herein.

Threshold (a.i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No Impact. According to the Alquist-Priolo Fault Zone and Seismic Hazard Zone Map, the project site is not located in a Fault Zone.¹⁹ Therefore, the proposed project would not result in any significant impacts in relation to a rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Map. No impact would occur and no mitigation is required.

Threshold (a.ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less Than Significant Impact with Mitigation. The City, as well as most of Southern California, is located in a region of historic seismic activity. The project site could be subject to moderate to strong ground shaking in the event of an earthquake on one of the regional faults. The closest fault to the project site is the Elysian Park (Upper) Fault, approximately 2.1 miles southwest of the project site. Due to the site's proximity to several active faults, the proposed project would experience similar moderate to occasionally high ground shaking from these fault as well as ground shaking from other seismically active faults of the Southern California region. The potential for damage resulting from seismic-related events include ground shaking, ground failure, and ground displacement. Strong levels of seismic ground shaking can cause damage, particularly to older and/or poorly constructed buildings. The proposed project construction would be required to conform to the seismic design parameters of the current California Building Code as adopted by the City. MM-GEO 1 requires the City to review all project plans for grading, foundation, structural, infrastructure, and all other relevant construction permits relative to the Cal Land *Geotechnical Engineering Investigation* and Code requirements. Compliance with MM-GEO 1 and applicable regulations would reduce potential impacts related to strong seismic ground shaking to a less than significant level.

Threshold (a.iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the loss of strength where loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, characteristics of the subsurface soils, in-situ stress condition, and the depth to groundwater. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits. According to the State of California Earthquake Zones of Required Investigation, El Monte Quadrangle map, the project site

¹⁹ California Department of Conservation, Earthquake Zones of Required Investigation EQ Zapp Application, Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, Accessed February 5, 2021 and September 11, 2021.

is located in a Liquefaction Hazard Zone. The Geotechnical Engineering Investigation evaluated the site's potential for liquefaction using a modeling program and on-site data and concluded that the clayey soil on the site is not susceptible to liquefaction. As discussed under Threshold 4.7aii, the City would review construction plans to verify compliance with standard engineering practices, the California Building Code, and the Geotechnical Engineering Investigation Report's recommendations. Because the site is not considered susceptible to liquefaction, no significant impacts would occur and no mitigation is required.

Threshold (a.iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

No Impact. Landslides can occur if areas of steep slopes consisting of unstable soils are disturbed by ground shaking and/or heavy rainfall. Neither of these conditions exist on the project site. According to the State of California Earthquake Zones of Required Investigation El Monte Quadrangle map, the project site and surrounding vicinity are not located within an Earthquake-Induced Landslide Zone. There are no known landslides near the site nor is the site in the path of any known or potential landslides. Therefore, no impacts related to landslides would occur and no mitigation is required.

Threshold (b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Grading and earthwork activities during construction would expose soils to potential short-term erosion by wind and water. During construction, the proposed project would be required to comply with erosion and siltation control measures such as sand-bagging to reduce site runoff or hold topsoil in place prior to final grading and construction. Additionally, the proposed project is required to comply with the National Pollutant Discharge Elimination System (NPDES) permitting process since construction activities would exceed the one or more-acre threshold. Construction impacts would be minimized through compliance with the Construction General Permit. The NPDES permit requires development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and monitoring plan, which must include erosion-control and sediment-control Best Management Practices (BMPs) that would meet or exceed measures required by the Construction General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized. These requirements would ensure that potential project impacts are less than significant. The project would include BMPs and additional landscaping to prevent soil erosion from impervious surfaces. Therefore, the project would not result in substantial soil erosion or loss of topsoil. Impacts would be less than significant and no mitigation is required.

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

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

Less Than Significant Impact. Landslides are gravity-driven movements of earth materials that may include rock, soil, unconsolidated sediment, or combinations of such materials. The primary factors influencing the stability of a slope are the nature of the underlying soil or bedrock, the geometry of the slope (height and steepness), and rainfall. Because the site is flat and is not adjacent to any slopes, the project site is not susceptible to landslides.

Lateral spreading generally is a phenomenon where blocks of intact, non-liquefied soil moves downslope on a liquefied substrate of large areal extent. For lateral spreading to occur, a sloping site with an open face within or at some distance from the site typically exists and there is a potential for liquefaction to occur near the base of the open face. Because the project site is not sloping or considered susceptible to liquefaction, the site is not susceptible to lateral spreading.

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The geotechnical study noted sandy clay - sandy silt mixture (CL-ML). In general, these soils exist in the slightly moist and stiff conditions. Underlying the surface soils, silty sand (SM), sand and silty sand mixture (SP-SM) and sandy clay (CL) were noted in the borings to the depths explored (51.5 feet). These soils exist in the stiff to very stiff and medium dense, to dense, and slightly moist to moist conditions. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the project site or in the general site vicinity. There appears to be little or no potential for ground subsidence due to withdrawal of fluids or gases at the project site. According to the U.S. Department of Agriculture, Natural Resource Conservation Service's Web Soil Survey, the site is composed of Urban land Pico Metz complex, which are well drained.²⁰ Urban land Pico Metz complex are not considered expansive soils due to their ability to transmit water efficiently. The project site is not considered susceptible to subsidence.

The proposed project would be required to conform with the most recently published California Building Code, City regulations, and other applicable standards as noted in SC GEO-1. Conformance with standard engineering practices and design criteria would reduce the potential for substantial risks to life or property as a result of expansive soils is minimal and the associated impacts would be less than significant and no mitigation is required.

Threshold (e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The project does not propose the use of septic tanks. The project would connect to the existing sanitary sewer system for wastewater disposal. Therefore, no impact would occur and no mitigation is required.

Threshold (f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact with Mitigation. Paleontological resources are the fossilized remains of organisms from prehistoric environments found in geologic strata. The project site is currently mostly undeveloped with some paved areas. According to the record search results from the Natural History Museum of Los Angeles County, no known fossil localities lie directly within the project site. Although no fossil localities were noted on the project site, the record search did identify other fossil localities that were found in the greater San Gabriel Valley area with similar sedimentary deposits. Although not expected, there is a possibility that project construction activities to affect unidentified paleontological resources. Therefore, implementation of MM GEO-2, which addresses the actions to be taken should

²⁰ USDA Web Soil Survey, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, Accessed March 31, 2021.

paleontological resources be found, is required to reduce potential impacts to paleontological resources to a less than significant level.

Cumulative Impacts

The proposed project would be constructed in compliance with all applicable codes and in accordance with the mitigation set forth in this Initial Study, which are designed to reduce the exposure of people or structures to substantial risk of loss, injury, or death related to geological conditions or seismic events. The potential cumulative impact related to earth and geology is typically site specific. The analysis herein determined that the project would not result in any significant impacts related to landform modification, grading, or the destruction of a geologically significant landform or feature with implementation of mitigation. Moreover, existing State and local laws and regulations are in place to protect people and property from substantial adverse geological and soils effects, including fault rupture, strong seismic ground shaking, seismic-induced ground failure (including liquefaction), and landslides.

Existing laws and regulations also protect people and property from adverse effects related to soil erosion, expansive soils, loss of topsoil, development on an unstable geologic unit or soil type that could result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. These existing laws and regulations, along with mitigation required for the project, would render potentially adverse geological and soil effects less than significant. These existing laws and regulations also ensure that past, present, and reasonably foreseeable future projects in the region do not result in substantial adverse geological and soils effects. As a result, the existing legal and regulatory framework would ensure that the incremental geological and soils effects of the project would not result in greater adverse cumulative effects when considered together with the effects of other past, present, and reasonably foreseeable future projects in South El Monte and the greater Los Angeles County region. Therefore, the project—in combination with past, present, and reasonably foreseeable future projects—would not result in a cumulatively significant impact by exposing people or structures to risks related to geologic hazards, soils, or seismic conditions.

Mitigation Program

Standard Conditions and Requirements

SC GEO-1 The project is required to conform to the seismic design parameters of the 2019 California Building Code and the 2019 California Green Building Standards Code (or applicable adopted code at the time of plan submittal or permit issuance).

Mitigation Measures

MM GEO-1 Prior to the issuance of grading permits, the City of South El Monte shall review all project plans for grading, foundation, structural, infrastructure, and all other relevant construction permits to ensure compliance with the applicable recommendations from the Geotechnical Investigation and other applicable Code requirements.

MM GEO-2 Prior to the issuance of the first grading permit or permit for ground disturbance activities, the Applicant shall provide evidence to the City of South El Monte that a qualified professional paleontologist has been retained. The selection of the qualified professional(s) shall be subject to the acceptance of the City. In the event that paleontological are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth-

disturbing activities within a 100-foot radius of the area of discovery. The qualified professional shall be contacted to evaluate the significance of the finding and an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the State CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

4.8 Greenhouse Gas Emissions

A greenhouse gas (GHG) emissions analysis was prepared by Kimley-Horn and Associates (Kimley-Horn, 2021) for the proposed project. The GHG modeling outputs and results are included in Appendix A of this Initial Study and the results are summarized herein.

Background

The “greenhouse effect” is the natural process that retains heat in the troposphere, the bottom layer of the atmosphere. Without the greenhouse effect, thermal energy would “leak” into space resulting in a much colder and inhospitable planet. With the greenhouse effect, the global average temperature is approximately 61°F (16°C). Greenhouse gases (GHGs) are the components of the atmosphere responsible for the greenhouse effect. The amount of heat retained is proportional to the concentration of GHGs in the atmosphere. As more GHGs are released into the atmosphere, GHG concentrations increase and the atmosphere retains more heat, increasing the effects of climate change. The Kyoto Protocol identified six gases for emission reduction targets: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). When accounting for GHGs, all types of GHG emissions are expressed in terms of CO₂ equivalents (CO₂e) and are typically quantified in metric tons (MT) or million metric tons (MMT).

Approximately 80 percent of the total heat stored in the atmosphere is caused by CO₂, CH₄, and N₂O. These three gases are emitted by human activities as well as natural sources. Each of the GHGs affects climate change at different rates and persists in the atmosphere for varying lengths of time. Global warming potential (GWP) is the relative measure of the potential for a GHG to trap heat in the atmosphere. The GWP allows comparisons of the global warming impacts of different gases. Specifically, it is a measure of how much energy the emissions of one ton of a gas will absorb over a given period of time, relative to the emissions of one ton of CO₂. The larger the GWP, the more that a given gas warms the Earth compared to CO₂ over that time period. GWPs provide a common unit of measure, which allows analysts to add up emissions estimates of different gases (e.g., to compile a national GHG inventory), and allows policymakers to compare emissions reduction opportunities across sectors and gases.

GHGs, primarily CO₂, CH₄, and N₂O, are directly emitted as a result of stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Included in GHG quantification is electric power which is used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills.²¹

Regulations and Significance Criteria

Former California Governor Arnold Schwarzenegger issued Executive Order S-3-05 in June 2005, which established the following GHG emission reduction targets: (a) by 2010: Reduce GHG emissions to 2000 levels; (b) by 2020: Reduce GHG emissions to 1990 levels; and (c), by 2050: Reduce GHG emissions to 80 percent below 1990 levels.

²¹ California Air Resources Board, *Climate Change Scoping Plan*, 2008.

Assembly Bill (AB) 32 Statutes of 2006, Health and Safety Code Section 38500 et seq. require that CARB determine what the statewide GHG emissions level was in 1990 and approve a statewide GHG emissions limit that is equivalent to that level, to be achieved by 2020. CARB has approved a 2020 emissions limit of 427 million metric tons of CO₂ equivalent (MTCO₂e). Additionally, issued in April 2015, Executive Order B-30-15 requires statewide GHG emissions to be reduced 40 percent below 1990 levels by 2030.

Then Governor Jerry Brown issued Executive Order B-30-15 in April 2015, which requires statewide GHG emissions to be reduced 40 percent below 1990 levels by 2030. SB 32, signed into law in September 2016, codifies the 2030 GHG reduction target in Executive Order B-30-15. SB 32 authorizes CARB to adopt an interim GHG emissions level target for the State to achieve by 2030, and to adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective GHG reductions. With SB 32, the California Legislature passed companion legislation AB 197, which provided additional direction for developing an updated Scoping Plan. CARB released the second update to the Scoping Plan to reflect the 2030 target set by Executive Order B-30-15 and codified by SB 32 in November 2017.

Additionally, signed into law in September 2018 by former Governor Brown, SB 100 increased California's renewable electricity portfolio from 50 to 60 percent by 2030. SB 100 also established a further goal to have an electric grid that is entirely powered by clean energy by 2045.

Due to the nature of global climate change, it is not anticipated that any single development project would have a substantial effect on global climate change. Addressing GHG emissions generation impacts requires an agency to determine what constitutes a significant impact. The State CEQA Guidelines specifically allow lead agencies to determine thresholds of significance that illustrate the extent of an impact and are a basis from which to apply mitigation measures. This means that each agency is to determine whether a project's GHG emissions would have a "significant" impact on the environment. The State CEQA Guidelines direct that agencies are to use "careful judgment" and "make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate" the project's GHG emissions (14 CRC §15064.4(a)).

On September 28, 2010, the SCAQMD GHG CEQA Significance Threshold Stakeholder Working Group recommended an interim screening level numeric bright-line threshold of 3,000 metric tons of CO₂e annually, as well as an efficiency-based threshold of 4.8 metric tons of CO₂e per service population (residents plus employees) per year in 2020 and 3.0 metric tons of CO₂e per service population per year in 2035.²² The SCAQMD formed the Working Group to assist the SCAQMD's efforts to develop a GHG significance threshold. The Working Group included a wide variety of stakeholders including the State Office of Planning and Research (OPR), CARB, the Attorney General's Office, a city and county planning departments in the Air Basin, various utilities such as sanitation and power companies throughout the Air Basin, industry groups, and environmental and professional organizations. The

²² In *Cleveland National Forest Foundation v. San Diego Association of Governments* (2017) 3 Cal.5th 497, the Supreme Court held that the EIR prepared for the San Diego Association of Governments' (SANDAG) *2050 Regional Transportation Plan/Sustainable Communities Strategy* did not need to include an analysis of the Plan's consistency with GHG emission reduction goals of 80 percent below 1990 levels by 2050 (established by EO S-3-05 to comply with CEQA). The Court's opinion stated that the lead agency made "a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate" in part because it disclosed the 2050 emissions levels and identified the significance of the 2050 threshold to climate change impacts (i.e., to stabilization of temperature increases). The Court also noted that "a recent California Energy Commission report concludes, however, that the primary strategies to achieve this target should be major 'decarbonization' of electricity supplies and fuels, and major improvements in energy efficiency."

numeric bright line and efficiency-based thresholds were developed to be consistent with CEQA requirements for developing significance thresholds. The thresholds are supported by substantial evidence and provide guidance to CEQA practitioners and lead agencies in determining whether GHG emissions from a proposed project are significant.

The City has not adopted project-specific significance thresholds. For the proposed project, the SCAQMD’s proposed 3,000 MTCO₂e/yr non-industrial screening threshold is used as the significance threshold in addition to the qualitative thresholds of significance from CEQA Guidelines Appendix G, Section VII.

Threshold (a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Pursuant to Appendix G of the State CEQA Guidelines, a project would have a potentially significant impact if it generates GHG emissions, directly or indirectly, that may have a significant impact on the environment; or conflicts with an applicable plan, policy, or regulation adopted to reduce GHG emissions. Section 15064.4 of the CEQA Guidelines specifies how the significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of appropriate mitigation if impacts are found to be potentially significant.

The proposed project would result in direct emissions of GHGs from construction and operations. Direct project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation. Operational GHG estimations are based on energy emissions from natural gas usage and automobile emissions. CalEEMod relies upon trip data; the project’s Transportation Study and project-specific land use data was used to calculate emissions. **Table 4.8-1: Project Greenhouse Gas Emissions** presents the estimated GHG emissions of the proposed project.

Table 4.8-1: Project Greenhouse Gas Emissions	
Emissions Source	CO₂e (Metric Tons/Year)
Construction Emissions (2022)	281
Construction Emissions (2023)	494
Construction Emissions (2024)	19
Total Construction Emissions	794
Construction Emissions Amortized over 30 Years	26.47
Area Source	17
Energy	248
Mobile	1,054
Waste	13
Water	32
Total	1,390.47
SCAQMD Threshold	3,000
Exceeds Threshold?	No
Note: CalEEMod version 2016.3.2. Refer to Appendix A for Model Data Outputs. Source: Kimley-Horn, 2021.	

Project total construction would result in the generation of approximately 794 metric tons of CO₂e during construction (or 26.47 metric tons amortized over 30 years)²³. Once construction is complete, the generation of these GHG emissions would cease. Forecasted GHGs from construction have been quantified and amortized over the life of the project (30 years). The amortized construction emissions are added to the annual average operational emissions.

Operational emissions consist of area sources, energy sources, mobile sources, solid waste generation, water use, and wastewater treatment. Area source emissions occur from architectural coatings, landscaping equipment, and consumer products. Mobile source emissions are based on the net new vehicle trips generated by the proposed project. Emissions from water consumption occur from energy use for conveyance and treatment, and emissions from solid waste occur as materials decompose. The proposed project would result in project-related GHG emissions of 1,390.47 MTCO₂/yr. Therefore, the project would not exceed the 3,000 MTCO₂eq per year significance threshold. Impacts would be less than significant and no mitigation is required.

Threshold (b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The City of South El Monte does not have an adopted Climate Action Plan (CAP) or Citywide GHG Reduction Plan for land use development projects.

The proposed project would be required to comply with all building codes in effect at the time of construction which include energy conservation measures mandated by Title 24 of the California Building Standards Code – Energy Efficiency Standards. Because Title 24 standards require energy conservation features in new construction (e.g., high-efficiency lighting, high-efficiency heating, ventilating, and air-conditioning (HVAC) systems, thermal insulation, double-glazed windows, water conserving plumbing fixtures), they indirectly regulate and reduce GHG emissions. California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The proposed project would be consistent with energy efficiency measures. Therefore, the project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by the year 2020 and the SB 32 goal of reducing emissions 40 percent below 1990 by 2030.

In addition, the proposed project would comply with all SCAQMD applicable rules and regulations during construction of the operational phase and would not interfere with the State's goals set forth in AB 32 and SB 32. In addition, the proposed project does not interfere with State efforts to reduce GHG emissions to 40 percent below 1990 levels by 2030 in accordance with SB 32. Approximately 94 percent of the proposed project's emissions are from energy and mobile sources which would be further reduced by implementation of the 2017 Scoping Plan. It should be noted that the City has no control over vehicle emissions (approximately 76 percent of the proposed project's total emissions). However, these emissions would decline in the future due to statewide measures including the reduction in the carbon content of fuels, CARB's advanced clean car program, CARB's mobile source strategy, fuel efficiency standards, cleaner technology, and fleet turnover. Additionally, SCAG expects implementation of its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) to help California reach its GHG

²³ The project lifetime is based on the standard 30-year assumption of the South Coast Air Quality Management District (South Coast Air Quality Management District, Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #13, August 26, 2009).

reduction goals, with reductions in per capita transportation emissions of 19 percent by 2035.²⁴ The proposed project is an infill mixed-use development project near locally-serving commercial uses and several Metro bus stops, thereby potentially reducing the need to travel long distances.²⁵ Accordingly, the proposed project does not interfere with the State's efforts to reduce GHG emissions in 2030.

Concerning Executive Order S-3-05's goals for 2050, it is not currently possible to quantify all emissions savings from future regulatory measures because these measures have not yet been developed. Just as the proposed project's GHG emissions would decrease over time in compliance with regulations that the State will phased over time, it can be anticipated that operation of the proposed project would comply with or benefit from all applicable measures enacted by State lawmakers to reach the goal of an 80 percent reduction below 1990 levels by 2050. This percentage reduction is the level of GHG emissions that the State's GHG regulators believe the State needs to achieve in order to stabilize GHG-induced temperature increases and limit GHG impacts in California's environment. The analysis in this IS/MND documents what can reasonably be known about the current regulation of GHG emissions and predict GHG impacts to the extent possible based on scientific and factual data. Further analysis would be speculative; therefore, in compliance with CEQA, this Initial Study provides no further analysis or conclusions concerning the proposed project's long-term GHG affects.

Further, as noted above, the proposed project is required to comply with all building codes in effect at the time of construction which include energy conservation measures mandated by Title 24 of the California Building Standards Code – Energy Efficiency Standards. Title 24 is part of the State's plans and regulations for reducing emissions of GHGs to meet and exceed AB 32 and SB 32 energy reduction goals. Because Title 24 standards require energy conservation features in new construction, they help reduce GHG emissions. As previously noted, California's Building Energy Efficiency Standards are updated on an approximately three-year cycle and the most recent 2019 standards went into effect on January 1, 2020.

Consistent with the 2017 Scoping Plan, SCAG's 2020-2045 RTP/SCS, SB 32, and Title 24, the proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. Therefore, the proposed project would have a less than significant impact on GHG emissions and no mitigation is required.

Cumulative Impacts

As addressed in this Initial Study, because of the global nature of the climate change problem, most projects will not generate GHG emissions that individually will cause a significant impact on global climate change. Therefore, the analysis of a project's GHG impacts is typically not considered individually but is analyzed against the GHG emissions of existing and proposed projects within the region, State, and ultimately against global emissions and how the emissions can cumulatively affect global climate change. This concept is supported in the various Attorney General, State Clearinghouse, and SCAQMD publications.²⁶ Further, the proposed project demonstrates consistency with the 2017 Scoping Plan,

²⁴ Southern California Association of Governments, *The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of The Southern California Association of Governments*, adopted September 3, 2020, p. 9.

²⁵ The California Air Pollution Control Officers Association, *Quantifying Greenhouse Gas Mitigation Measures* (August 2010) identifies that infill developments, such as the proposed project reduce vehicle miles traveled which reduces fuel consumption. Infill projects such as the proposed project would have an improved location efficiency.

²⁶ California Governor's Office of Planning and Research, *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review Technical Advisory*, June 2008; South Coast Air Quality Management District, *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold*, October 2008; *Center for Biological Diversity v. National Highway Traffic Safety Administration*, 538 F.3d 1172, 1215-1217 [9th Cir. 2008].

SCAG's 2020-2045 RTP/SCS, SB 32, and Title 24. The proposed project would not result in a cumulatively considerable impact associated with GHGs.

Mitigation Program

Standard Conditions and Requirements

- SC GHG-1** Prior to issuance of building permits, the Applicant/Property Owner shall be required to demonstrate to the Planning Department, Building Division that building plans meet the applicable Title 24 Energy Efficiency Standards for Residential and Non-residential Buildings (*California Code of Regulations* [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods.
- SC GHG-2** Prior to issuance of building permits, the Applicant/Property Owner shall be required to demonstrate to the Planning Division, Building Division that building plans meet the applicable California Green Building Standards (CalGreen) Code (24 CCR 11).

Mitigation Measures

No mitigation is required.

4.9 Hazards and Hazardous Materials

This section provides a discussion of existing conditions, potential impacts, and mitigation measures to avoid or minimize the significance of such impacts related to hazards and hazardous materials as a result of the implementation of the project. Information in this section is based on the *Phase I Environmental Site Assessment Report* (ESA) prepared by Ralph Stone and Company, Inc. (March 2019); the report is included in Appendix E of this Initial Study.

Additionally, Kimley-Horn conducted a regulatory database search of the Department of Toxic Substances Control (DTSC) Envirostor website (<http://www.envirostor.dtsc.ca.gov/public/>) and the State Water Resources Control Board's geotracker website (<http://geotracker.waterboards.ca.gov/>). The database search was performed to identify potential new hazardous material-regulated facilities on or near the project site.

Regulatory Setting

The management of hazardous materials is regulated by various federal, State, and local agencies. Federal and State agencies include the U.S. EPA, United States Department of Transportation (DOT), California Environmental Protection Agency (Cal EPA), DTSC, California State Water Resources Control Board (SWRCB), Regional Water Quality Control Board (RWQCB), and the California Highway Patrol. Local agencies include the Los Angeles County Fire Department which regulates hazardous materials use, storage, and disposal within the City.

Existing Site Conditions

As part of the Phase I ESA, a site reconnaissance was conducted on March 22, 2019, which noted that the project site is mostly undeveloped but used as an impound yard with multiple vehicles stored on the site. Site reconnaissance also noted a small six-foot by six-foot guard shack in the southeastern corner of the property. There is existing streetscape fronting Rosemead Boulevard and very limited vegetation on Mabel Avenue. Eight trees are on the project site.

Based on review of historical records, the property was vacant farmland in the 1920s and later developed with a single-family residence in the 1930s. The single-family residence and garage were cleared by the 1950s. The property was then used as a County of Los Angeles Vehicle Impound Yard in the mid-1950s. Other surrounding properties have been commercially developed since the 1960s. Record search and review could not confirm if the project site is still actively used as an impound yard.

Site reconnaissance did not find significant storage of, or stains from hazardous chemicals or distressed vegetation on the project site. No oil or gas wells, underground tanks, clarifiers, or sumps were identified as being previously or presently on or adjacent to the property. No off-site source was identified that could adversely impact the property. No pesticide/herbicide, PCB, or chemical contamination were likely to be on the project site.

Threshold (a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Exposure of the public or the environment to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel); and/or emergencies, such as explosions or fires. The severity of these potential effects varies by type of activity, concentration

and/or type of hazardous materials or wastes, and proximity to sensitive receptors. Project construction is not anticipated to involve the transport, use, creation or disposal of hazardous materials. Small quantities of potentially hazardous substances such as gasoline, diesel fuel, lubricants for machines, and other petroleum-based products would be used on the project site, mostly during the proposed project's construction phase. Should any unknown contaminated soils or other hazardous materials be discovered and be removed from the project site, the soils/material can be transported only by a licensed hazardous waste hauler in covered containment devices in compliance with all applicable County, State, and federal requirements.

The project proposed a mixed-use residential and retail development. It is assumed that use, storage, and transport of routinely-used hazardous materials would occur in compliance with the established regulatory framework. Therefore, it is not anticipated that the proposed project would not emit hazardous emissions or involve hazardous or acutely hazardous materials, substances, or waste. However, the proposed project could involve the transport and use of materials associated with routine maintenance of the property, such as janitorial supplies for cleaning purposes and/or herbicides and pesticides for landscaping. The types and quantities of materials associated with routine maintenance would not be significant enough to create a reasonable foreseeable upset or accident. Further, the Los Angeles County Fire Department routinely provides inspections to ensure the safe storage, management, and disposal of any hazardous materials in accordance with the federal, State, and local regulations. Therefore, no significant impacts related to exposing the public or the environment to significant hazards through the routine transport, use, or disposal of hazardous materials would occur and no mitigation is required.

Threshold (b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. According to the DTSC Envirostor database, the San Gabriel Valley Superfund Site (ID: 60001339) covers the entire City of South El Monte and portions of the cities of El Monte and Rosemead. The San Gabriel Valley Superfund Site is listed on the database due to exceedances in State and federal drinking water standards for groundwater, specifically in volatile organic compounds (VOC) (PCE, TCE, 1,4-dioxane, and perchlorate). The U.S. EPA issued the Interim Record of Decision to address VOC-impacted groundwater in 2000 and continued groundwater remediation and monitoring in 2012 and 2013. The U.S. EPA is evaluating the need for additional cleanup for the San Gabriel Valley Superfund Site. A May 2021 Progress Update published by the U.S. EPA notes that South El Monte local water agencies currently operate three water treatment systems that clean the groundwater and provide drinking water to homes in the San Gabriel Valley. In 2021 the U.S. EPA will complete a streamline study for cleanup options and do a Five-Year Review of the current cleanup plan.²⁷

According to State Water Resources Control Board Geotracker database, five Leaking Underground Storage Tanks (LUSTs) Clean Up Sites and four Cleanup Program Sites are located within 0.25 mile of the project site, as identified in **Table 4.9-1: LUST and Cleanup Sites**.

According to the Phase I ESA, the project site and adjacent properties are not listed as known contaminated sites and hazardous materials/underground tank permit sites. Further, no active

²⁷ U.S. Environmental Protection Agency (EPA). (2021). San Gabriel Valley Superfund Sites Progress Update, Available at: <https://wqa.com/wp-content/uploads/2021/06/SGV-All-Site-Fact-Sheet-5-5-2021-FinalUpdated.pdf>, Accessed September 14, 2021.

environmental cleanup sites are within 2,000 feet of the project site. Although the City of South El Monte, inclusive of the project site, is part of the San Gabriel Valley Superfund site, the nature of the project would not impact ongoing remediation of the superfund site and would not include earth-disturbing activities such as drilling or extraction of groundwater supplies.

Table 4.9-1: LUST and Cleanup Sites

Category	Address	Status	Case Year
Leaking Underground Storage Tanks Cleanup Sites	2737 Lee Ave, El Monte	Completed – Case Closed	1980
Leaking Underground Storage Tanks Cleanup Sites	9420 Garvey Ave, South El Monte	Completed – Case Closed	1995
Leaking Underground Storage Tanks Cleanup Sites	9432 Garvey Ave E, El Monte	Open - Remediation	1991
Leaking Underground Storage Tanks Cleanup Sites	9401 Garvey Ave, South El Monte	Completed – Case Closed	2001
Leaking Underground Storage Tanks Cleanup Sites	9505 E Garvey Ave, South El Monte	Completed – Case Closed	2001
Cleanup Program Sites	2652 Lashbrook Ave, South El Monte	Open - Inactive	1965
Cleanup Program Sites	3154 Rosemead Blvd, El Monte	Open – Site assessment	1965
Cleanup Program Sites	9452 Garvey Ave, South El Monte	Completed – Case Closed	1985
Cleanup Program Sites	9452 Garvey Ave, South El Monte	Completed – Case Closed	1985

Source: State Water Resources Control Board Geotracker database

Project construction would include demolition of all structures on the project site, including the guard shack. Asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present in some of the building materials found in the guard shack. Any activity that involves cutting, grinding, or drilling during building demolition, or that involves relocation of underground utilities, could release friable asbestos fibers unless proper precautions are taken. The federal Clean Air Act regulates asbestos as a hazardous air pollutant, which subjects it to regulation by SCAQMD under its Rule 1403. The federal Occupational Safety and Health Administration (OSHA) also regulates asbestos as a potential worker safety hazard. All hazardous building materials, including asbestos, lead-based paint and universal wastes, would be abated in accordance with SCAQMD rules and in accordance with all applicable laws, including guidelines from OSHA. Therefore, implementation of MM HAZ-1 and MM HAZ-2 would be required. MM HAZ-1 and MM HAZ-2 would require an asbestos survey with certified asbestos abatement contractor and formal lead-based paint survey with requalified lead abatement contractor, respectively.

The storage, use, handling, and disposal of any hazardous materials (such as paints and solvents) that might be stored on the site during construction are addressed by federal, State, and local laws, regulations and programs. Compliance with federal, State, and local laws, regulations, and programs would reduce the risk of hazardous material incidents. Implementation of MM HAZ-1 and MM HAZ-2 would reduce impacts related to ACMs and LBP to a less than significant level. Therefore, the project would not create a significant hazard to the public or to the environment through reasonably foreseeable upset and

accident conditions involving the release of hazardous materials into the environment with mitigation incorporated.

Threshold (c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. No schools are within 0.25 mile of the project site. The nearest school is Potrero Elementary School at 2611 Potrero Avenue, approximately 0.4 mile east of the project site. The project does not propose any uses which could potentially generate hazardous materials in significant quantities that would have an impact to schools. As such, no significant impact would occur and no mitigation is required.

Threshold (d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

Less than Significant Impact. Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the DTSC²⁸. The Cortese list contains hazardous waste and substance sites including public drinking water wells with detectable levels of contamination, sites with known underground storage tanks (USTs) having a reportable release, solid waste disposal facilities from which there is a known migration, hazardous substance sites selected for remedial action, historic Cortese sites, and sites with known toxic material identified through the abandoned site assessment program. A regulatory agency database search was conducted as part of the Phase I ESA; see Appendix E. As discussed above, there are no active environmental cleanup sites are within 2,000 feet of the project site.

Although the City of South El Monte, inclusive of the project site, is part of the San Gabriel Valley Superfund site, the nature of the project would not impact ongoing remediation of the superfund site and would not include earth-disturbing activities such as drilling or extraction of groundwater supplies. Further, the Phase I ESA concluded there are no areas of concern on the project site. Therefore, the project would not create a significant hazard to the public or to the environment. Therefore, impacts would be less than significant and no mitigation is required.

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

No Impact. The project site is approximately two miles southwest of San Gabriel Valley Airport (also known as the El Monte Airport). The El Monte Airport Master Plan (Master Plan) Report reviews the Airport development's current status, anticipated future use, and proposed future flight path. The Master Plan must be consistent with the Los Angeles County Airport Land Use Commission (ALUC) and Federal Aviation Administration (FAA) regulations. Airport Land Use Compatibility Plans (ALUCP) cover aviation activities of 15 Los Angeles County public use airports, including the San Gabriel Valley Airport. The ALUCP depicts the Airport's boundaries and development restrictions. According to the San Gabriel Valley Airport

²⁸ California, State of, Department of Toxic Substances Control, DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). Available at: <https://dtsc.ca.gov/dtscs-cortese-list/>. Accessed: September 14, 2021.

Layout Plan Land Use Drawing, Sheet No. 8, the project site is not within the Airport's influence area or noise contours.²⁹ Therefore, the project would not result in an airport-related safety hazard or excessive noise for people residing or working at the project site. area. Therefore, no impact would occur and no mitigation is required.

Threshold (f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project site is in an area where adequate vehicular circulation and access is provided to facilitate emergency response. According to the County of Los Angeles Department of Public Works, Rosemead Boulevard is designated as an evacuation route.³⁰ Rosemead Boulevard borders the project's eastern boundary. Construction activities are expected to be primarily contained within the project site boundaries and would not require the complete closure of any public or private streets or roadways during construction. The project is proposed as a mixed-use development and would not include activities that would interfere with the adopted emergency response plan or evacuation plan.

The proposed building configuration would be subject to compliance with applicable fire codes, including proper emergency exits for residents and patrons; see **Section 4.15: Public Services**, Threshold (a). As such, project implementation would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant and no mitigation is required.

Threshold (g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The California Department of Forestry and Fire Protection (CAL FIRE) has mapped fire threat potential throughout California.³¹ CAL FIRE ranks fire threats based on the availability of fuel and the likelihood of an area burning (based on topography, fire history, and climate). The rankings include no fire threat, moderate, high, and very high fire threats. According to CalFire Fire Hazard Severity Zone Map for Los Angeles County, the project site is not in a State Responsibility Area. The project site is in a Non-Very High Fire Hazard Severity Zone (Non-VHFHSZ) zone within a local responsible area. Therefore, the proposed project would not expose people or structures to a risk involving wildland fires. No impact would occur and no mitigation is required.

Cumulative Impacts

The incremental effects of the proposed project related to hazards and hazardous materials, if any, are anticipated to be minimal, and any effects would be site-specific. Therefore, the proposed project would not result in incremental effects to hazards or hazardous materials that could be compounded or increased when considered together with similar effects from other past, present, and reasonably foreseeable probable future projects. The proposed project would not result in cumulatively considerable impacts to or from hazards or hazardous materials.

²⁹ County of Los Angeles Department of Regional Planning, Los Angeles County Airport Land Use Commission, San Gabriel Valley Airport Layout Plan, May 2015. Available at: https://planning.lacounty.gov/assets/upl/project/aluc_elmonte-plan.pdf. Accessed March 9, 2021.

³⁰ County of Los Angeles Department of Public Works, Disaster Route Maps, City of South El Monte. Available at: <https://pw.lacounty.gov/dsg/DisasterRoutes/map/South%20El%20Monte.pdf>. Accessed March 9, 2021.

³¹ California, State of, Department of Forestry and Fire Protection, *California Fire Hazard Severity Zone Viewer*, Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed June 15, 2021.

Mitigation Program

Standard Conditions and Mitigation Measures

- MM HAZ-1** In accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, an asbestos survey shall be performed on any structures proposed for demolition that are known or suspected to have been constructed prior to 1980. If asbestos-containing materials (ACMs) are determined to be present, the materials shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the South Coast Air Quality Management District (SCAQMD). Demolition and disposal of ACMs shall be completed in accordance with the procedures specified by SCAQMD's Rule 1403.
- MM HAZ-2** A lead-based paint survey shall be performed on any structure proposed for demolition that are known or suspected to have been constructed prior to 1980. If lead-based paint is identified, then federal and State construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling lead-based paint is identified at the structure, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. Requirements set forth in the California Code of Regulations shall be followed during demolition activities, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.

4.10 Hydrology and Water Quality

In July 2020, Cal Land Engineering prepared a Hydrology Report, a Low Impact Development Plan, and Infiltration Report for the proposed project. The technical studies are summarized below and provided in Appendix F of this Initial Study.

Threshold (a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. Project impacts related to water quality could occur over three different periods:

- During the earthwork and construction phase, where the potential for erosion, siltation, and sedimentation would be the greatest;
- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- After project completion, when impacts related to sedimentation would decrease markedly but those associated with urban runoff would increase.

Urban runoff, both dry and wet weather, discharges into storm drains, and in most cases, flows directly to creeks, rivers, lakes, and the ocean. Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. Urban runoff pollution includes a wide array of environmental, storm water characteristics depend on site conditions (e.g., land use, impervious cover, and pollution prevention practices), rain events (duration, amount of rainfall, intensity, and time between events), soil type and particle sizes, the amount of vehicular traffic, and atmospheric deposition. Major pollutants typically found in runoff from urban areas include sediments, nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, pathogens, and bacteria. Most urban storm water discharges are considered non-point sources.

Runoff from the project site flows in a northeast to the southwest direction towards Troy Avenue. Runoff ultimately drains into a Los Angeles County Storm Drain (MTD 0138) which flows south in Rosemead Boulevard and intersects with a drainage facility (ID name: BI 1115) in East Rush Street. BI 1115 flows east and confluences into the Rio Hondo Channel. The Rio Hondo Channel eventually flows into the Los Angeles River and discharges into the Pacific Ocean.

Construction

Short-term impacts related to water quality can occur during the earthwork and construction phases when the potential for erosion, siltation, and sedimentation would be the greatest. Additionally, impacts could occur prior to the establishment of ground cover when the erosion potential may remain relatively high. Project construction has the potential to produce typical pollutants, such as nutrients, heavy metals, pesticides and herbicides, and chemicals related to construction and cleaning, waste materials, including wash water, paints, wood, paper, concrete, food container, sanitary wastes, fuel, and lubricants. Impacts to storm water quality could occur from construction, and associated earth-moving, and increased pollutant loading.

Construction activity subject to the Construction General Permit for Stormwater Discharge Associated with Construction Activity (Construction General Permit) includes any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results

in a land disturbance of equal to or greater than one acre. The proposed project would disturb more than one acre of land surface and would therefore be required to obtain coverage under the NPDES storm water program. Construction activities would be required to comply with a Stormwater Pollution Prevention Plan (SWPPP) consistent with the General Permit for Stormwater Discharge Associated with Construction Activity (Construction Activity General Permit). To obtain coverage under the Construction General Permit, the Applicant is required to file with the State Water Board, Permit Registration Documents that include a Notice of Intent (NOI) and other compliance-related documents. The Construction General Permit requires development and implementation of a SWPPP and monitoring plan, which must include erosion-control and sediment-control BMPs that would meet or exceed measures required by the Construction General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

Additionally, the project would be required to comply with Municipal Code Chapter 8.44, known as the South El Monte Stormwater Management and Discharge Control Ordinance. The Ordinance sets forth requirements for construction and operation of developments within the City to ensure compliance with the City's current NPDES permit and to reduce pollutant loading in stormwater discharges by the maximum extent practicable. Compliance with any conditions and requirements established by the City in order to meet federal and State water quality requirements related to storm water runoff would be verified during the plan check process. The Ordinance contains guidelines on structural and non-structural BMPs for meeting the NPDES goals. These requirements would ensure that potential project impacts related to soil erosion, siltation, and sedimentation remain less than significant and avoid violation to any water quality standards or waste discharge requirements.

Operations

Under existing conditions, the project site is somewhat impervious and does not promote substantial stormwater infiltration. In the post-development condition, the project site would be approximately 94 percent impervious, with the remaining 6 percent consisting of pervious landscaping areas.

The proposed drainage pattern would be similar to the existing condition, except the proposed site would drain to an infiltration system located in the southern portion of the site before overflowing to Troy Avenue. Implementation of BMPs would manage and capture stormwater runoff to reduce potential impacts on the County Flood Control District's stormwater drainage system. In order to comply with the new development and redevelopment standards of the Los Angeles County Municipal NPDES Permit (MS4 permit), a Low Impact Development (LID) Plan has been prepared to determine the best capability of the project to use BMPs to manage and capture stormwater runoff. The project's LID Plan assumes flows would enter a continuous deflection separation inlet for pretreatment prior to discharge into an on-site drainage pipe. Additionally, a perforated pipe would be constructed as a treatment BMP to reduce off-site flows. Excess flows would be directed to a sump pump located at the southwestern corner of the site and discharged into the County Flood Control District's parkway drain along Troy Avenue.

Further, the proposed project would incorporate source control measures designed to prevent pollutants from contacting stormwater runoff or prevent discharge of contaminated stormwater runoff to the storm drain system. Since the project would affect more than 1 acre and create greater than 10,000 sf of impervious area, it would be required to implement Source Control Measures 1, 8, and 9 as defined by Los Angeles County Public Works LID standards manual. Under Source Control Measure 1, the project would incorporate storm drain messaging and signage to inform site residents and visitors that dumping

of wastes into storm drains is prohibited and that the drain ultimately discharges into receiving waters. Under Source Control Measure 8, the project would incorporate efficient landscape irrigation methods to reduce site runoff and the potential for pollutants to enter the storm drain system. Under Source Control Measure 9, the project would use alternate building materials to eliminate compounds such as heavy metals and chemicals from pressure-treated wood from entering the drainage system.

All new development is required to comply with existing water quality standards and waste discharge regulations set forth by the State Water Quality Control Board. The proposed project would comply with these regulations. All new development is required to comply with existing water quality standards and waste discharge regulations set forth by the State Water Quality Control Board. The proposed project would comply with these regulations. Waste discharges are to be connected to the public wastewater system. Therefore, the project would not violate any water quality standards or waste discharge requirements. Impacts would be less than significant and no mitigation is required.

Threshold (b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The San Gabriel Valley Water Company (SGVWC) provides water service in the City. SGVWC uses local groundwater from 31 wells located in the Main San Gabriel Groundwater Basin (Main Basin) and from 4 wells located in the Central Groundwater Basin (Central Basin). The Main Basin is a large groundwater basin replenished by stream runoff from the adjacent mountains and hills, by rainfall directly on the surface of the valley floor, subsurface inflow from Raymond Basin and Puente Basin, and by return flow from water applied for overlying uses. Additionally, the Main Basin is replenished with imported water. The total freshwater storage capacity of the Main Basin is estimated to be approximately 8.7 million acre-feet (AF). Of that, approximately 1,000,000 AF have been used historically in Main Basin operations.

Historical data indicates the Main Basin and Central Basin have been well managed for the full period of the adjudications, resulting in a stable and reliable water supply. There are no contemplated basin management changes, other than increasing direct use of recycled water and the planned use of recycled water for groundwater replenishment in the Main Basin to reduce the need to import water from other regions. Therefore, the groundwater supplies in the Main Basin and Central Basin are deemed reliable.

The project site overlies the Main Basin. In July 2020, a field investigation was conducted at three on-site locations, which included excavation and boring to a maximum depth of 51.5 feet. No groundwater was encountered in the borings. As previously addressed, on-site improvements would allow for infiltration and source control design measures. Water would flow toward the BMPs and infiltrate into the native soil below the finished grade. Heavy flows would discharge to the historic low point on the site before following the existing drainage pattern and discharging to the southwest into an existing parkway drain along Troy Avenue. Although the project would increase the amount of on-site impervious surfaces, the proposed drainage system would maximize ground infiltration and limit pollutants from entering the water system. Therefore, the project would not significantly impact local groundwater recharge. Impacts would be less than significant and no mitigation is required.

Threshold (c.i.) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site? and

Threshold (c.ii.) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, such that erosion or siltation would result. The proposed project does not contain nor is adjacent to a stream or river. Further, the proposed project would not result in a significant change to the site's drainage pattern. As previously addressed, the proposed project would follow the site's existing drainage pattern. Project construction would temporarily expose on-site soils to surface water runoff. The SWPPP and monitoring plan must include erosion-control and sediment-control BMPs that would meet or exceed measures required by the Construction General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion; sediment controls are designed to trap sediment once it has been mobilized.

Implementation of BMPs would manage and capture stormwater runoff to reduce potential impacts on the County Flood Control District's stormwater drainage system. In order to comply with the new development and redevelopment standards of the Los Angeles County Municipal NPDES Permit (MS4 permit), a Low Impact Development (LID) Plan has been prepared to determine the best capability of the project to use BMPs to manage and capture stormwater runoff. The project's LID Plan assumes flows would enter a continuous deflection separation inlet for pretreatment prior to discharge into an on-site drainage pipe. Additionally, a perforated pipe would be constructed as a treatment BMP to reduce off-site flows. Excess flows would be directed to a sump pump located at the southwestern corner of the site and discharged into the County Flood Control District's parkway drain along Troy Avenue.

The proposed project would incorporate source control measures designed to prevent pollutants from contacting stormwater runoff or prevent discharge of contaminated stormwater runoff to the storm drain system following project construction. Water would drain to a continuous deflection separation inlet and perforated pipe, then infiltrate into the native soil below the finished grade. Heavy flows would discharge to the historic low point on-site before entering a sump pump and following the existing drainage pattern for discharge into the existing parkway drain at Troy Avenue. Significant alterations to existing drainage patterns within the project site and surrounding area would not occur. No flooding would occur on the site. Impacts would be less than significant and no mitigation is required.

Threshold (c.iii.) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. The City is primarily built out and contains an existing storm water drainage system. Runoff from the project site would be discharged into existing storm drain facilities. Therefore,

the project would not require construction of new storm drain facilities. During construction, the construction plans would be reviewed along with supporting hydrology reports and calculations and the project would be required to comply with NPDES requirements, as well as Municipal Code Chapter 8.44 to ensure that any potential impacts associated with runoff and water quality during grading and construction of the project would be reduced to a level of less than significant. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (c.iv.) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

No Impact. The project site is not located in a 100-year hazard flood zone area. Based on the Flood Insurance Rate Map (FIRM) 06037C16755F, the project site is within Zone X, which is classified as an area of minimal flood hazard located outside the special flood hazard area and higher than the elevation of the 0.2 percent change flood.³² Further, the project would use infiltration BMPs to reduce off-site runoff. The project site is not subject to flooding and would not impede or redirect flood flows. No impacts would occur and no mitigation is required.

Threshold (d) In flood hazard, tsunami, or seiche zones, would the project risk the release of pollutants due to project inundation?

No Impact. According to the California Geologic Survey Tsunami Inundation Map for Emergency Planning, the project site is not within a coastal area and therefore not subject to impacts associated with inundation by tsunami. The project is a mixed use development project and would involve the use of materials associated with routine maintenance of the property, such as janitorial supplies for cleaning purposes and/or herbicides and pesticides for landscaping. The project is not within a flood hazard, tsunami, or seiche zone and would not risk the release of pollutants. No impacts would occur and no mitigation is required.

Threshold (e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As discussed under threshold a), the project would comply with water quality standards and provisions. In 2014, the State adopted the California Sustainable Groundwater Management Act (SGMA), which provides authority for agencies to develop and implement groundwater sustainability plans or alternative plans that demonstrate the sustainable management of water basins.³³

The San Gabriel Valley Water Company (SGVWC) manages groundwater to protect the long-term sustainability of the Main Basin and Central Basin and to protect against land subsidence. Based on historical and ongoing management practices, SGVWC is able to rely on the Main Basin for adequate supply over the next 20 years under single year and multiple year drought cycles. The Main Basin's spreading program and the guaranteed minimum inflow from the Main Basin has resulted in the recovery of water levels in wells throughout the Central Basin. In each drought cycle, the Central Basin has been managed to maintain water levels. Therefore, based on historical and ongoing management practices,

³² FEMA. Flood Insurance Rate Map 06037C1665F. <https://msc.fema.gov/portal#>. Accessed March 4, 2021.

³³ State Water Resources Control Board. Sustainable Groundwater Management Act (SGMA). https://www.waterboards.ca.gov/water_issues/programs/gmp/sgma.html. Accessed March 4, 2021.

SGVWC is able to rely on the Central Basin for adequate supply over the next 20 years under single year and multiple year droughts.

In 2015, SGVWC pumped 31,211 AF of groundwater. Projected groundwater supplies are expected to reach 45,452 AF by 2040. In 2015, actual water consumption was 120 gallons per capita per day (gpcd). Future water use projections are based on SGVWC's calculated SB X7-7 water use target of 142 gpcd. The project is expected to have 332 new residents, which would generate approximately 47,144 gallons per day (gpd), or 52.8 AF per year. The project's water demand, if solely relied from groundwater resources, would represent 0.17 percent of the total groundwater supply in 2015. Further, the City would continue to comply with SB X7-7 Requirements. Compliance SB X7-7 reduction targets would reduce any project-related impacts on sustainable groundwater management plans. Impacts are less than significant and no mitigation is required.

Cumulative Impacts

Buildout of the proposed project, in combination with present and reasonably foreseeable future development that would occur within the watershed, would involve construction activities, new development from which runoff would discharge into waterways, potential increased in storm water runoff from new impervious surfaces, and a potential reduction in groundwater recharge areas. Construction of new development within the watershed could result in the erosion of soil, thereby cumulatively impacting water quality within the watershed. In addition, the increase in impermeable surfaces and more intensive land uses within the watershed resulting from future development may also adversely affect water quality by increasing the amount of storm water runoff and common urban contaminants entering the storm drain system. However, new development would be required to comply with existing regulations regarding construction and operational practices that minimize risks of erosion and runoff. Compliance with requirements would minimize degradation of water quality at individual construction sites. As such, no significant cumulative impacts are anticipated.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the project.

4.11 Land Use and Planning

Threshold (a) Would the project physically divide an established community?

No Impact. Examples of projects that could physically divide an established community include a new freeway or highway that traverse an established neighborhood. The project site is within an urbanized and established area of the City of South El Monte. The project site is at the southwest corner of the Rosemead Boulevard at Mabel Avenue intersection and is bordered by light industrial and commercial uses to the north and west, two single-family residences to the west, and mobile home park to the south. The proposed project would allow for the development of a mixed-use building with retail and residential uses. The project does not propose any new streets or other physical barriers that could physically divide an established community. Given the location and nature of the proposed project, the project would not physically divide established communities. No impact would occur and no mitigation is required.

Threshold (b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The proposed project requires a General Plan Amendment to change the land use designation from Commercial-Manufacturing to Mixed-Use and a zone change from Commercial-Manufacturing (C-M) to Commercial Residential (C-R). Once entitled, the proposed project would be consistent with the goals and policies of the *City of South El Monte General Plan*. **Table 4.11-1: General Plan Consistency Analysis** demonstrates the proposed project’s consistency with General Plan policies.

Table 4.11-1: General Plan Consistency Analysis	
Land Use Element	
Goal 1: Maintain a balanced mix and distribution of land uses throughout South El Monte	Consistent. The proposed project would introduce a mixed-use development on a large vehicle storage and junkyard, near existing single-family residential and mobile home park uses to the south and west and commercial uses to the north and east.
Policy 1.1 Provide opportunities for housing developments at a range of densities and housing types that accommodate the carried interests and needs of present and future residents.	Consistent. The project would include a mix of one to three-bedroom leasable apartment units ranging in size from 770 sf to 1,469 sf. The proposed project would have 73 apartment units on a 1.73-acre site at a density of 42.4 du/ac. This mix of uses and increase in density on the site would be consistent with implementation of Policy 1.1 and Policy 1.2.
Policy 1.2 Allow for the transition of mixed-density neighborhoods to higher density development with underlying General Plan land use and zoning designations.	
Policy 1.4 Create opportunities for two types of commercial development: (1) commercial uses that meet the retail and service needs of the local resident and employee populations, and (2) regional-serving retail commercial businesses that capture revenues from a broader population base.	Consistent. The project proposes 13,630 sf of commercial retail and 3,170 sf of food retail uses on the ground level of the building fronting on to Rosemead Boulevard. Commercial retail space would be available for lease for offices and retails/services, while food retail would be available for restaurant and coffee shop uses. The mix of proposed uses would serve local retail and service needs and would be consistent with implementation of Policy 1.4.

Table 4.11-1: General Plan Consistency Analysis	
Land Use Element	
Goal 2: Focus new revenue-generating development in those areas of the City with high visibility.	Consistent. The project would be located at the intersection of Rosemead Boulevard at Mabel Avenue with retail frontage on Rosemead Boulevard, which is a key roadway through the City.
Policy 2.2 Expand development opportunities along Rosemead Boulevard by allowing for a broader range of commercial, as well as office uses. Rezone the east side of Rosemead Boulevard Commercial-Manufacturing.	Consistent. The proposed project would introduce a mix of commercial retail and food retail uses as well as residential units to the project site, located on Rosemead Boulevard. The mix of commercial uses would introduce additional development to the area and would be consistent with implementation of Policy 2.2.
Goal 3.0: Accommodate new development that is compatible with and complements existing land uses.	Consistent. The project area includes a mix of residential, commercial, and light-industrial uses. The proposed project would include residential and commercial uses, consistent with established uses in the area.
Policy 3.1 Require that multi-family development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent single-family residential uses to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility. Policy 3.2 Require that commercial development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent single-family residential uses to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.	Consistent. The project would include six-foot-high concrete block walls along the southern and western site boundaries and this area would be landscaped. The proposed walls would separate the development from existing off-site residential uses and preclude significant off-site impacts related to noise and lighting. Project lighting would include outdoor lighting for security, wayfinding. Additionally, exterior lighting fixtures along the building frontage would provide illumination for retail storefronts and signage. All lighting would be directed on to the site and oriented away from off-site residential uses to reduce the potential for impacts from light and glare. Accordingly, the project would be consistent with implementation of Policy 3.1 and Policy 3.2.
Circulation Element	
Goal 4.0: Accommodate alternative modes of transit in land use and circulation system planning.	The proposed project is approximately 0.2 mile east of the Rio Hondo bikeway. Future proposed bikeways in the project vicinity include a Class II bikeway along Rosemead Boulevard and a Class III bikeway along Loma Avenue and Mabel Avenue. The proposed project would not result in impacts to existing or planned bikeways and would support the use of alternative modes of transit. The project would include bike storage on the ground floor of the parking garage. Accordingly, the project would be consistent with implementation of Goal 4.0.
Public Safety Element	
Goal 3.0: Minimize the adverse effects of excessive or unusual noise on the City's residential and business populations.	As discussed in Section 4.13, the proposed project would result in a less than significant impact concerning construction and operational noise and would comply with Municipal Code Section 8.20.020, Exterior Noise Limits. Section 8.20.020 codifies Table General Plan Table PS-1, Noise/Land Use

Table 4.11-1: General Plan Consistency Analysis	
Land Use Element	
Policy 3.1 Use the noise/land use compatibility standards presented in Table PS-1 as a guide for future planning and development decisions.	Compatibility Chart. Accordingly, the project would be consistent with implementation of Goal 3.0 and Policy 3.1.

As discussed in Table 4.11-1, the proposed project would be consistent with or otherwise would not conflict with the identified Land Use Element, Circulation Element, or Public Safety Element goals and policies of the General Plan. Further, the City is currently updating its Housing Element as part of the 6th Cycle Update, which covers the 2021-2029 planning period. SCAG has issued the regional housing needs assessment (RHNA) for the City of South El Monte for the 6th cycle update. The 6th Cycle Update RHNA allocation for the City identifies a need for 577 housing units during the 2021-2029 planning period. The project would provide for 73 dwelling units; accordingly, the project would be consistent with the General Plan Housing Element by assisting the City in meeting its housing needs. Therefore, the proposed project would not conflict with any land use plan, policy, or regulation adopted to mitigate an environmental effect. Impacts would be less than significant and no mitigation is required.

Cumulative Impacts

While project implementation would require a General Plan Amendment and zone change, proposed uses would be consistent with applicable goals and policies identified in the General Plan. Further, this Initial Study finds that all potential environmental impacts of the project would either be less than significant or can be mitigated to a less than significant level. City growth would be subject to review for consistency with adopted land use plans and policies by the City, in accordance with the requirements of CEQA, the State Zoning and Planning Law, and the State Subdivision Map Act, all of which require findings of plan and policy consistency prior to approval of entitlements for development. Therefore, no significant cumulative impacts associated with plans and policies would occur.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are required.

4.12 Mineral Resources

Threshold (a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? and

Threshold (b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The project site has not historically and is not currently a site for mineral recovery. There are no land within the City of South El Monte designated by the California Department of Conservation as known significant mineral resource areas, defined by the State as Mineral Resources Zone 2 (MRZ-2) areas. The City's General Plan does not designate any mineral resource zones within the City. Further, the proposed project does not involve any use that would result in any impacts to mineral resources. Therefore, there would be no loss of a known mineral resource and no impact would occur.

Cumulative Impacts

The analysis of potential impacts indicated that no impacts would result from the proposed project. As a result, no cumulative impacts related to mineral resources would occur.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are required.

4.13 Noise

A noise analysis was prepared by Kimley-Horn and Associates, Inc. (Kimley-Horn, 2021) for the proposed project. The noise analysis results are summarized in this Initial Study.

Background

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise as well as the time of day when the noise occurs. For example, the equivalent continuous sound level (L_{eq}) is the average acoustic energy content of noise for a stated period of time; therefore, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. The Day-Night Sound level (L_{dn}) is a 24-hour average L_{eq} with a 10 dBA “weighting” added to noise during the hours of 10:00 PM to 7:00 AM to account for noise sensitivity in the nighttime. The Community Noise Equivalent Level (CNEL) is a 24-hour average L_{eq} with a 10 dBA weighting added to noise during the hours of 10:00 PM to 7:00 AM and an additional 5 dBA weighting during the hours of 7:00 PM to 10:00 PM to account for noise sensitivity in the evening and nighttime.

Existing Setting

The project site would involve site clearing of the existing storage uses and construction of a four-story mixed-use development with 73 apartment units with ground floor retail uses, and ground level parking with an above ground parking deck. The area surrounding the project site is urbanized. The site is bordered by Mabel Avenue to the north, Rosemead Boulevard to the east, a mobile home park to the south, and two single-family residences and light industrial uses to the west. Mobile sources of noise, especially cars and trucks, are the most common and significant sources of noise in the area. Most of the existing mobile noise in the project area is generated from vehicles along surrounding roadways, primarily Rosemead Boulevard as well as by Mabel Avenue. The primary sources of stationary noise are urban activities (i.e., mechanical equipment, parking areas, and pedestrians). The noise associated with these sources may represent a single-event noise occurrence, short-term or long-term/continuous noise.

Noise-Sensitive Receptors. Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise

levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

Noise-sensitive uses south of the project site include the mobile home park at 2663 Rosemead Boulevard, a single-family residence at 2653 Rosemead Boulevard (south of the mobile home park), and a single-family residence at 2660 Troy Avenue. Additionally, noise-sensitive uses include a single-family residence and associated structures at 9336 Mabel Avenue, west of the project site.

Regulatory Setting

California Code of Regulations, Title 24. The State's noise insulation standards are codified in the California Code of Regulations, Title 24: Part 1, Building Standards Administrative Code, and Part 2, California Building Code. These noise standards are applied to new construction in California for the purpose of interior noise compatibility from exterior noise sources. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, or hospitals, are located near major transportation noise sources, and where such noise sources create an exterior noise level of 65 dBA CNEL or higher. Acoustical studies that accompany building plans must demonstrate that the structure has been designed to limit interior noise in habitable rooms to acceptable noise levels. For new residential buildings, schools, and hospitals, the acceptable interior noise limit for new construction is 45 dBA CNEL.

City of South El Monte Code of Ordinances. The Noise Ordinance codified under Municipal Code 8.20 – Noise Regulations, contains noise standards that are correlated with land use zoning classifications, meant to maintain identified ambient noise levels and to limit, mitigate, or eliminate intrusive noise that exceeds the ambient noise levels within a specified zone.

The City has also set restrictions to control noise impacts from construction activities. Municipal Code Section 8.20.030 (D) states:

No person shall operate or cause or authorize the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of ten PM and seven AM, or at any time on weekends or holidays, such that the sound therefrom creates a noise disturbance across the real property line of an adjacent or nearby property developed entirely or partially for residential use.

Although the Municipal Code limits the hours of construction, it does not provide specific noise level performance standards for construction. Municipal Code Section 8.20.020 identifies the maximum permissible sound levels for different land uses. The noise/land use compatibility guidelines for land uses in the City are presented in **Table 4.13-1: Exterior Noise Limits**.

Table 4.13-1: Exterior Noise Limits		
By Zone		
Receiving Land Zoning Category	Time Period	Noise Level Standard (dBA)
One- or Two-Family Residential Zone	10 PM – 7 AM	45
	7 AM – 10 PM	55
Multiple Dwelling Residential Zone, Public Zone	10 PM – 7 AM	50
	7 AM – 10 PM	60
Commercial Zone or Commercial-Manufacturing Zone	10 PM – 7 AM	55
	7 AM – 10 PM	60
Manufacturing Zone	Any time	70
By Use		
Receiving Land Zoning Category	Time Period	Noise Level Standard (dBA)
Property Partially or Entirely developed for One- or Two-Family Residential Uses	10 PM – 7 AM	45
Property Partially or Entirely developed for Multi-Family Residential Uses	10 PM – 7 AM	50
Source: South El Monte Municipal Code Section 8.20.020.		

Threshold (a) Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies?

Less Than Significant Impact.

Construction. Construction noise represents a short-term impact on ambient noise levels. Noise generated by equipment for demolition and construction equipment, including trucks, graders, bulldozers, concrete mixers and portable generators can reach high levels. Construction activities on the project site would expose existing noise-sensitive uses would be exposed to increased noise levels. In typical construction projects, such as the proposed project, the loudest noise generally occurs during grading activity because it involves the largest equipment. Maximum noise levels generated by construction equipment are identified in **Table 4.13-2: Maximum Noise Levels Generated by Construction Equipment**. It should be noted that the noise levels identified in the table are maximum sound levels (L_{max}), which are the highest individual sound occurring at an individual time period. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Equipment	Typical Noise Level (dBA) at 50 Feet from Source		
	Acoustical Use Factor	L _{max} at 50 Feet (dBA)	L _{max} at 100 Feet (dBA)
Concrete Saw	20	90	84
Crane	16	81	75
Concrete Mixer Truck	40	79	73
Backhoe	40	78	72
Dozer	40	82	76
Excavator	40	81	75
Forklift	40	78	72
Paver	50	77	71
Roller	20	80	74
Tractor	40	84	78
Water Truck	40	80	74
Grader	40	85	79
General Industrial Equipment	50	85	79

dBA: A-weighted decibels; L_{max}: maximum noise level
 Note: Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.
 Source: Federal Highway Administration, *Roadway Construction Noise Model User's Guide*, January 2006.

Noise-sensitive receptors may be exposed to elevated noise levels during project construction. However, construction noise would be acoustically dispersed throughout the project site and not concentrated in one area near surrounding sensitive uses. The City's Noise Ordinance does not establish quantitative construction noise standards. Instead, the Noise Ordinance has established allowable hours of construction. Construction activities cannot occur between 10:00 PM and 7:00 AM on weekdays, or at any time on weekends or holidays, such that the sound therefrom creates a noise disturbance across the real property line of an adjacent or nearby property developed entirely or partially for residential use. The project would be required to comply with SC N-1, which requires the construction contractor to comply with noise regulations prescribing the hours allowed for construction activity identified in Municipal Code Section 8.20.030(D). SC N-2 would further minimize impacts from construction noise as it requires construction equipment to be equipped with properly operating and maintained mufflers and other State required noise attenuation devices. Implementation of SC N-1 and SC N-2 would preclude significant construction-related noise impacts.

Operation. After project completion, typical noise associated with residential land uses include children playing, pet noise, amplified music, and delivery drop offs. Noise from residential stationary sources would be consistent with the surrounding uses and would primarily occur during the "daytime" activity hours of 7:00 AM to 10:00 PM. The residences would be required to comply with the noise standards set forth in the Municipal Code Section 8.20.020, Exterior Noise Limits. Further, the outdoor amenities and open-air courtyard would be surrounded by the proposed building, which would attenuate noise from the on-site recreational areas to nearby off-site sensitive receptors. In addition, a perimeter wall proposed along the project site's southern and western boundary would also attenuate operational noise, further reducing noise levels in the surrounding area. The commercial retail uses on the ground floor would be located

along the Rosemead Boulevard frontage. According to the Caltrans Traffic Census, Rosemead Boulevard currently has 77,000 average daily vehicles.³⁴ Existing mobile source noise along Rosemead Boulevard and Mabel Avenue would mask operational noise impacts on adjacent land uses.

Traffic associated with parking lots is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. However, the instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys may be an annoyance to adjacent noise-sensitive receptors. Impacts associated with parking would be considered minimal since the majority of parking spaces would be enclosed by walls within the ground level garage and above-ground parking deck. Parking lot noise would also be partially masked by background noise from traffic along Rosemead Boulevard and Mabel Avenue. Noise associated with parking lot activities is not anticipated to exceed the City's noise standards. Impacts would be less than significant.

Trash collection would be conducted by a scout service, which would bring trash bins to Mabel Avenue, and ultimately collected by Athens Services. Trash collection would occur on a weekly basis. Existing mobile noise from Rosemead Boulevard and Mabel Avenue would mask noise associated with trash collection. Furthermore, trash collection does not span long durations and are short noise events. Impacts are considered less than significant.

Implementation of the project would generate increased traffic volumes along nearby roadway segments. In general, a traffic noise increase of less than 3 dBA is barely perceptible to people, while a 5-dBA increase is readily noticeable.³⁵ Generally, traffic volumes on project area roadways would have to approximately double for the resulting traffic noise levels to increase by 3 dBA.³⁶ Therefore, permanent increases in ambient noise levels of less than 3 dBA would be less than significant. As discussed above, Rosemead Boulevard currently has 77,000 average daily vehicles. The proposed project would generate approximately 1,034 daily vehicle trips, which would not double the existing traffic volumes and would not result in a perceivable noise increase. Overall, operational noise impacts would be less than significant due to project design features, existing environmental factors, and with compliance with the Municipal Code Section 8.20.020.

Threshold (b) Would the project result in the generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located near the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Ground-borne vibrations from construction activities rarely reach levels that damage structures.

³⁴ California Department of Transportation, *Traffic Census Program*, <https://dot.ca.gov/programs/traffic-operations/census>. Accessed March 23, 2021.

³⁵ Federal Highway Administration, *Highway Traffic Noise Analysis and Abatement Policy and Guidance, Noise Fundamentals*, https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm. Accessed March 11, 2021.

³⁶ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, 2013.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.20 inch/second) appears to be conservative. The types of construction vibration impact include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Typical vibration levels produced by construction equipment is identified in **Table 4.13-3: Typical Vibration Levels for Construction Equipment.**

Table 4.13-3: Typical Vibration Levels for Construction Equipment		
Equipment	Approximate Peak Particle Velocity at 25 Feet (inches/second)	Approximate Peak Particle Velocity at 50 Feet (inches/second)
Large bulldozer	0.089	0.0315
Loaded trucks	0.076	0.0269
Small bulldozer	0.003	0.0011
Jackhammer	0.035	0.0124

Ground-borne vibration decreases rapidly with distance. The project would not require pile driving. As indicated in the table, based on the FTA data, vibration velocities from typical heavy construction equipment operations that would be used during project construction range from 0.003 to 0.089 inch-per-second peak particle velocity (PPV) (which is noticeably below the FTA’s 0.20 PPV threshold) at 25 feet from the source of activity. The nearest structure and sensitive receptors are adjacent to the west and south of the potential active construction zone and it is acknowledged that construction activities would occur throughout the project site and would not be concentrated at the point closest to the nearest structure. Therefore, vibration effects would be less than significant and no mitigation is required.

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

No Impact. The closest airport to the project site is El Monte Airport, located approximately 2.4 miles northeast of the project site. Implementation of the proposed project would not result in exposure of people residing or working in the project area to excessive or high noise impact levels. Therefore, no impacts would occur and no mitigation is required.

Cumulative Impacts

As discussed above, all construction and operational noise impacts can be mitigated to a less than significant level. Construction noise impacts are by nature localized. The distance of separation among the project site and other cumulative project sites would be such that the temporary noise and vibration effects of the proposed project would not compound or increase similar noise or vibration effects from other cumulative projects. As discussed above, operational noise caused by the proposed project would be less than significant. Due to site distance and these intervening land uses, cumulative stationary noise impacts would not occur. No known past, present, or reasonably foreseeable projects would compound or increase the operational noise levels generated by the project. Therefore, cumulative impacts relative

to temporary and permanent noise generation associated with the proposed project would be less than significant.

Mitigation Program

Standard Conditions and Requirements

SC N-1 All construction activities should be limited to the hours between the hours of 7:00 AM and 10:00 PM on weekdays, or any time on weekends or holidays.

SC N-2 The Applicant shall ensure through contract specifications that construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading or building permit (whichever is issued first). The construction BMPs shall include the following:

- Ensure that construction equipment is properly muffled according to industry standards and be in good working condition.
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment when not in use for more than 5 minutes.
- Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

4.14 Population and Housing

Threshold (a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The California Department of Finance (CDOF) reports the City’s estimated population was 21,296 with an estimated 4.37 person per household as of January 1, 2021.³⁷ The proposed project would allow for the construction of 73 apartment units within a mixed-use building. Assuming 4.37 persons per household, the project would have 319 residents, which represents less than 1.5 percent of the existing population of the City. The City’s Regional Housing Needs Assessment (RHNA) allocation for the 6th Cycle 2021-2029 planning period identifies the City’s future housing need is 577 units. **Table 4.14-1: RHNA Requirements by Income Level** lists a breakdown of the City’s RHNA targets by income level. The project includes six affordable housing units, specifically four low-income and two very low-income housing units. According to the City’s 6th Cycle Housing Element, which is set to be adopted in October 2021, very low-income households earn between \$23,963 and \$38,650 and low-income households earn between \$38,650 and \$61,840.³⁸ The project would contribute to the future housing need for the 2021-2029 planning period.

Income Level	Required Units
Very-Low Income	131
Low Income	64
Moderate Income	70
Above Moderate Income	312
Source: City of South El Monte 6th Cycle Housing Element Update (2021-2029)	

SCAG has developed growth forecasts for individual cities and counties, which is included in its Connect SoCal: 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy. The City of South El Monte’s population is expected to increase to 22,600 residents and 5,300 households by 2045.³⁹ An increase of 73 dwelling units with a potential population increase of 319 residents would be consistent with the SCAG growth forecasts for the City. Additionally, the project does not include the extension of roads or other infrastructure to unserved areas, which could induce indirect growth. Therefore, no significant impact would occur and no mitigation is required.

³⁷ State of California Department of Finance. January 2021. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark*. Available at <http://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>. Accessed September 13, 2021.

³⁸ Calculations based on an Area Median Income (AMI) of \$77,300. Low-income: 51-80% of the AMI, Very Low-Income: 31-50% of the AMI.

³⁹ SCAG. *Adopted Final Connect SoCal 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy*. <https://scag.ca.gov/read-plan-adopted-final-plan>. Accessed December 23, 2020.

Threshold (b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project site does not include any existing housing and no housing would be removed to accommodate the proposed project. Therefore, no impact would occur and no mitigation is required.

Cumulative Impacts

The proposed project is consistent with the City's growth projections. Additional development in the City would be subject to review for consistency with the adopted General Plan, in accordance with the requirements of CEQA. Therefore, no significant cumulative impacts associated with population and housing would occur.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are required.

4.15 Public Services

Threshold (a.i) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

Less Than Significant Impact. The City contracts with Los Angeles County Fire Department for fire services. The nearest fire station is Station 90, located at 10115 Rush Street, approximately one mile southeast of the project site. The population growth that the analysis forecasts for the project would incrementally increase the demand for fire protection and emergency medical services in the area. However, the forecast population growth and increased demand for services would not exceed population projections and anticipated public service needs. Additionally, the incremental increase would not require the construction of new or alteration of existing fire protection facilities to maintain an adequate level of service to the project area. The proposed project would be subject to Municipal Code Chapter 15.14, which adopts the County of Los Angeles Fire Code. Therefore, no physical impacts associated with fire protection services and facilities would occur. Additionally, the project would be subject to the County Fire Department review process and be subject to pay any applicable fees. Compliance with Fire Code and building standards would minimize the project's operational impacts to fire protection services to the greatest extent practicable. Therefore, impacts are less than significant and no mitigation is required.

Threshold (a.ii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Less Than Significant Impact. The City contracts with the Los Angeles County Sheriff's Department for law enforcement services. South El Monte is served by designated deputies of the Sheriff's Temple Station, located at 8838 Las Tunas Drive in City of Temple City. The project site is approximately 2.9 miles south of the Temple Station. The Sheriff's Department provides emergency response to all life-threatening incidents and prevents crime by community policing.

The population growth that the analysis forecasted for the project would incrementally increase the demand for police protection services to the project area. However, the forecast population growth and increased demand for services would not exceed population projections and anticipated public service needs. The proposed project's development standards would adhere to all California Building Code regulations. The City has incorporated the County of Los Angeles Building Code standards under Municipal Code Section 15.02.010. Emergency access requirements would minimize site safety hazards and potential construction-related impacts to police services. Compliance with California Building Code requirements related to site security and building, and site safety design recommendations would ensure adequate police protection services can be provided to the project site. As a result, the proposed project would not adversely impact service ratios or response times or require new or altered facilities. Therefore, the project's impact on police protection services would be less than significant and no mitigation is required.

Threshold (a.iii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives schools?

Less Than Significant Impact. The project site is served by the Valle Lindo School District and the El Monte Union High School District. The Valle Lindo School District has one elementary school and one middle school that would serve the proposed project. New Temple Elementary School currently has an enrollment of 502 students and Dean L. Shively Middle School has an enrollment of 501 students.⁴⁰ According to Superintendent Lynn Bulgin, both schools have capacity for more students.⁴¹

The El Monte Union High School District has nine facilities, including five high schools, one continuation high school, one community day school, and one adult school, and one adult transition center. South El Monte High School would serve high school students from the proposed project. South El Monte High School currently has 1,261 students enrolled.⁴² According to Superintendent Edward Zuniga, South El Monte High School has capacity for 2,295 students. Therefore, the high school has capacity to serve the proposed project.⁴³ Further, project construction would not disrupt school services in the project vicinity and would not generate additional students that would significantly impact school services or facilities.

School funding comes predominantly from federal, State, and local contributions, such as business and personal income taxes, sales tax, property tax, etc. Although the project would result in an incremental increased demand for school services, the project would be required to comply with SB 50 requirements, which allow school districts to collect impact fees from developers of new projects. The El Monte Union High School District collects developer fees on behalf of both school districts. The current development fee for residential uses is \$3.36/sf and for retail uses is \$0.347/sf.⁴⁴

As stated in Government Code Section 65995(h), "The payment or satisfaction of a fee, charge, or other requirement levied or imposed ...are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization ...on the provision of adequate school facilities." Payment of these fees would offset impacts from increased demand for school services associated with development of the proposed project by providing an adequate financial base to construct and equip new and existing schools. Overall, both school districts would be able to provide adequate school facilities for the projected student residents of the project, and payment of impact fees would ensure that impacts are offset and remain less than significant.

⁴⁰ California Department of Education, *Data Quest*, available at: <https://dq.cde.ca.gov/Dataquest/dqcensus/EnrGrdLevels.aspx?cds=19645191995661&agglevel=school&year=2020-21>, Accessed June 16, 2021.

⁴¹ Personal Communication with Lynn Bulgin, VLSD – Superintendent. June 16, 2021.

⁴² Ibid.

⁴³ Personal Email connection with Edward Zuniga, EMHSUD Superintendent. June 22, 2021.

⁴⁴ Phone conversation with Esmeralda Vargas, EMUHSD Business Services - Administrative Secretary. June 2, 2021.

Threshold (a.iv) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

Less Than Significant Impact. Please refer to Section 4.16, Recreation.

Threshold (a.v) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

Less Than Significant Impact. The Los Angeles County Library provides library services to over 3.4 million residents living in unincorporated areas and to residents of 49 of the 88 incorporated cities of Los Angeles County, inclusive of the City of South El Monte. **Table 4.15-1: Nearby County Library Facilities** identifies the two libraries near the project site. The Rosemead Library has 29,860 sf of space⁴⁵ and the South El Monte Library has 6,416 sf of space for the community and patrons.⁴⁶

Table 4.15-1: Nearby County Library Facilities		
Library	Address	Driving Distance to Project Site
Rosemead Library	8800 Valley Boulevard, Rosemead	1.0 mile
South El Monte Library	1430 North Central Avenue, South El Monte	1.6 miles

The proposed project is expected to have 319 new residents, thereby incrementally increasing the demand for library services. The proposed project would increase the City’s population by 1.5 percent, which is within the anticipated growth projections from SCAG. Therefore, given the nominal increase in population growth, the demand of library services is not anticipated to increase substantially, necessitating the need for additional library facilities. The proposed mixed-use development would have a nominal impact on library services.

The threshold for determining impacts pursuant to CEQA is based upon whether a project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios or other performance objectives. The impacts to the overall per capita availability of books, media, computers, and library public service space would not create significant physical or environmental impacts. Therefore, project-related impacts to library facilities would be less than significant and no mitigation is required.

Cumulative Impacts

The provision of public services and facilities takes into consideration a larger service area than is associated with a project site. Therefore, the study area is the service area for the respective agencies and

⁴⁵ Los Angeles County Library, *About Rosemead Library*, Available at: <https://lacountylibrary.org/rosemead-library/>. Accessed May 25, 2021.

⁴⁶ Los Angeles County Library, *About South El Monte Library*, Available at: <https://lacountylibrary.org/south-el-monte-library/>. Accessed May 25, 2021.

districts. Through coordination with the public services and facilities providers, the cumulative needs of the area are considered. The proposed project does not cause the need to construct any new or expand any existing facilities. Therefore, the project would not result in incremental effects to public services or facilities that could be compounded or increased when considered together with similar effects from other past, present, and reasonably foreseeable probable future projects. The project would not result in cumulatively considerable impacts to public services or facilities.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are required.

4.16 Recreation

Quimby Act

The Quimby Act of 1975, (California Government Code §66477), commonly called the “Quimby Act,” allows a city or county to pass an ordinance that requires, as a condition of approval of a subdivision, either the dedication of land, the payment of a fee in lieu of dedication, or a combination of both for park and recreational purposes. It allows a city or county to require a maximum parkland dedication standard of 3 acres of parkland per 1,000 residents for new subdivision development unless the jurisdiction can demonstrate that the amount of existing neighborhood and community parkland exceeds that limit. In accordance with Section 66477, a jurisdiction may establish a parkland dedication standard based on its existing parkland ratio, provided required dedications do not exceed 5 acres per 1,000 persons.

Would the project:

Threshold (a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? and

Threshold (b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. The City operates three parks, three community centers, and an aquatic center. The nearest City park facility is Mary Van Dyke Park located at 1819 Central Avenue, approximately 1.3 miles east of the project site. The proposed project includes 73 multi-family dwelling units with an expected residential population of 319 residents. According to General Plan Resources Element Goal 1, the City’s park standard is 2 acres for every 1,000 residents. The proposed project would provide 9,625 sf of open space and 11,213 sf of private open space in the form of private balconies and decks. The project includes an open-air courtyard, recreation room, and gym facilities on the second floor. Future residents would likely use the on-site amenities for some of their recreational needs. Further, the proposed project would not require construction or expansion of existing recreational facilities as on-site amenities including a recreation room, gym, and open-air courtyard would be provided to residents.

The proposed project would be subject to South El Monte Municipal Code 16.36.015 – Park land dedications and fees. Construction of residential dwelling units or subdivisions for residential purposes are subject to dedicating a portion of such land, pay a fee, or both, for the purpose of developing new or rehabilitating existing park or recreational facilities to serve future residents of the subdivision or development. Payment of these fees would ensure that the City has the required funds to upkeep facilities and prevent substantial deterioration of recreational facilities from occurring. Because the proposed project does not include parkland dedication, the project would be subject to in-lieu fees. In-lieu fees are calculated based on the fair market value of the amount of parkland which would otherwise be required to be dedicated. Per Municipal Code 16.36.015, the proposed project’s parkland dedication would be 0.161 acre. Payment of in-lieu fees would satisfy the City’s requirement for parkland dedication and would provide funds to upkeep facilities to prevent substantial deterioration. Therefore, the proposed project would not result in substantial physical deterioration of existing parks and recreational facilities and a less than significant impact would occur and no new recreational facilities would be required.

Cumulative Impacts

The proposed project would not result in a significant increased use of recreational facilities or require construction or expansion of existing recreational facilities. Therefore, no cumulative impacts on recreational facilities would result from project implementation.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are required.

4.17 Transportation

A transportation analysis was prepared by Kimley-Horn and Associates, Inc. (Kimley-Horn, 2021) for the proposed project. The modeling outputs and study are included in Appendix G of this Initial Study and the results are summarized herein.

Site Access

Regional access is provided by Interstate 10 (I-10), which is located approximately 0.75 mile north of the project site, and SR-60, which is located approximately 1.4 miles south of the project site. Local access into the project site is currently restricted by locked gates, although there are driveways on Mabel Avenue and Rosemead Boulevard for private access.

Rosemead Boulevard (SR-164) is a six-lane, north-south arterial highway within the project area. The roadway begins at Sierra Madre Villa Avenue and continues south until it becomes SR-19 south of the City of Pico Rivera. Rosemead Boulevard provides access to I-210, I-10, and SR-60. Near the project site, the roadway provides local cross-town circulation between residential and retail land uses. The speed limit within the study area is 45 miles per hour (mph).

Mabel Avenue is a two-lane, east-west local roadway within the project area. To the east, it connects to Rosemead Boulevard and turns into Loma Avenue to the west as it becomes a north-south roadway. Mabel Avenue intersects with Lee Avenue and provides driveway access to retail land uses. The posted speed limit is 25 mph.

Lee Avenue is a two-lane, north-south local roadway. It connects to Garvey Avenue to the north and Rush Street to the south. Lee Avenue provides access of retail and industrial land uses. The speed limit within the study area is 25 mph.

Garvey Avenue is a four-lane, east-west arterial highway. It connects to Durfee Avenue to the east and becomes West Ramona Boulevard to the west. The roadway serves residential and retail land uses and provides access to I-10, I-605, and I-710. The speed limit within the study area is 35 mph.

Transit Service

Public transit service is provided by Foothill Transit, Metro, and Norwalk Transit.

Foothill Transit provides fixed-route bus public transit service to the San Gabriel Valley in the greater Los Angeles area. Foothill Transit Line 269 is a north-south fixed-route bus service that operates from the El Monte Station to the Montebello Town Center. On weekdays, Line 269 operates between 5:55 AM and 10:19 PM on 30-60-minute headways. On weekends, Line 269 operates between 6:30 AM and 8:30 PM on 60-minute headways. The nearest bus stop is at the intersection of Garvey Avenue and Santa Anita Avenue, which is approximately 1.3 miles east of from the project site.

Los Angeles County Metropolitan Transportation Authority (Metro) provides bus rapid transit service throughout Los Angeles County.

- Line 287 is a north-south fixed-route bus service that operates from The Shops at Montebello to Arcadia Station. On weekdays, Line 287 runs between 5:34 AM and 10:36 PM on approximately 40-minute headways. On Saturdays, Sundays, and Holidays, Line 287 runs from only El Monte Station to Arcadia Station between 6:00 AM and 10:22 PM. The nearest bus stop is at the

intersection of Rosemead Boulevard at Garvey Avenue, which is approximately 500 feet north of the project site.

- Line 266 is a north-south fixed-route bus service that operates from Sierra Madre Villa in Pasadena to Lakewood Center Mall in Lakewood. On weekdays, Line 266 runs between 5:09 AM and 11:34 PM on approximately 20-minute headways. On Saturdays, Sundays and Holidays the route runs between 5:33 AM and 11:49 PM on approximately 40-minute headways. The nearest bus stop is at the intersection of Rosemead Boulevard and Garvey Avenue, which is approximately 430 feet north of the project site.
- Line 70 is an east-west fixed-route bus service that operates from the El Monte Station to 17th Street and Hill Street in Los Angeles. Monday through Friday, Line 70 operates between 4:50 AM and 5:09 PM 24-hours on approximately 10-minute headways. The nearest bus stop is at the intersection of Rosemead Boulevard and Garvey Avenue, which is approximately 430 feet north of the project site.

Norwalk Transit provides rapid bus and paratransit services within the City of Norwalk, along with several adjacent cities, including the City of South El Monte. Norwalk Transit Route 7 is a north-south fixed-route bus service that operates from the El Monte Station to the Norwalk Green Line Station. On weekdays, Route 7 operates between 4:07 AM and 9:11 PM on 15-60-minute headways. On weekends, the route runs from 5:49 AM to 7:57 PM on approximately 60-minute headways. The nearest bus stop is at the intersection of Garvey Avenue and Santa Anita Avenue, which is approximately 1.3 miles east from the project site.

Bikeways

There are currently no bikeways adjacent to the project site. The nearest bikeway is the Rio Hondo bikeway, approximately 0.2 mile west of the project site. Future proposed bikeways include a Class II bikeway along Rosemead Boulevard and a Class III bikeway along Loma Avenue and Mabel Avenue.⁴⁷

Threshold (a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact.

Construction Traffic. Automobile and truck traffic volumes associated with project-related construction activities would vary throughout the construction phases, as different activities occur. However, project-related construction traffic would be temporary and cease upon project completion.

Project Trip Generation. Daily and peak hour trips were estimated for the proposed project based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition) trip rates for the following uses:

- Multifamily Housing (Mid-Rise) (ITE Code 221)
- Shopping Center (ITE Code 820)

⁴⁷ Alta Planning + Design. 2014. *San Gabriel Valley Regional Bicycle Master Plan*, available at: <https://www.baldwinpark.com/index.php/docssidemenu/public-notices/175-sgv-bike-master-plan/file>, accessed June 18, 2021.

Table 4.17-1: Project Trip Generation provides the trip generation rates and the estimated project trip generation for the proposed project. The project is estimated to generate 899 average daily trips, with 42 trips in the morning peak hour and 72 trips in the evening peak hour. For purposes of determining the worst-case impacts of traffic on the surrounding street network, the trips generated by a proposed project are estimated for the morning peak hour (between the hours of 7:00 AM and 9:00 AM), and for the evening peak hour (between 4:00 PM and 6:00 PM) on a typical weekday. As noted, trips generated by the mixed-use development were based on the average rates for ITE Land Use 221 (Multifamily Housing Mid-Rise) for the residential component and ITE Land Use 820 (Shopping Center) for the retail space. Internal capture for Land Use Code 820 (Shopping Center) from the National Cooperative Highway Research Program (NCHRP) 684 Methodology was used, which assumes no internal capture during the morning peak hour and an internal capture of 25 percent during the evening peak hour. It should be noted that NCHRP 684 does not provide for daily internal capture; therefore, this analysis assumes an average of the peak hour percentages.

Table 4.17-1: Project Trip Generation									
Land Use	Quantity	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	73	DU	398	7	19	26	20	12	32
Shopping Center	16.8	KSF	636	10	6	16	31	33	64
Total Project Trips			1,034	17	25	42	51	45	96
Internal Capture (Daily 13%, AM 0%, PM 25%)¹			-135	0	0	0	-12	-12	-24
Total External Project Trips			899	17	25	42	39	33	72
Notes: Institute of Transportation Engineers (ITE) <i>Trip Generation Manual</i> , 10th Edition									
¹ Calculated using NCHRP 684 Methodology. NCHRP 684 does not provide daily internal capture, therefore an average of the AM and PM peak hour percentages were used.									
Source: Kimley-Horn, 2021.									

According to the Caltrans Traffic Census, Rosemead Boulevard currently has 77,000 average daily vehicles. The net increase of 899 daily trips generated on Rosemead Boulevard associated with the proposed project represents a nominal increase in daily traffic and can be accommodated by the existing roadway infrastructure. The project would not conflict with any programs or policies related to roadway facilities given the negligible increase in daily peak traffic trips to and from the project site onto Rosemead Boulevard.

Public Transit. As discussed above, public transit service is provided by Foothill Transit, Metro, and Norwalk Transit. Specifically, Metro provides the nearest public transit bus service to the project site, with bus routes along Rosemead Boulevard and Garvey Avenue, approximately 430 feet north of the project site. The proximity of these bus stops would provide more transit opportunities and access to future residents for the proposed project. Pedestrian facilities (i.e., sidewalks) on Mabel Avenue and Rosemead Boulevard would be maintained as part of the project. Further, the project would include bicycle parking on the ground level parking garage. Future bikeways are proposed on Rosemead Boulevard and Mabel Avenue.

SCAG's Connect SoCal: 2020-2045 RTP/SCS addresses regional challenges in several ways. A key, formative step is to develop a Regional Growth Forecast in collaboration with local jurisdictions, which helps SCAG identify opportunities and barriers to development. The plan forecasts the number of people, households and jobs (at the jurisdictional level) expected throughout SCAG's 191 cities and in unincorporated areas by 2045. This information is typically a component of the City's General Plan, and if available, the City's traffic analysis model. Growth assumed in the City's General Plan and its corresponding traffic assumptions would be the information supplied to SCAG. Although the proposed project requires a General Plan Amendment and a rezone, it is consistent with the growth assumptions for the City.

Additionally, SCAG's Connect SoCal identifies the need to create sustainable, mixed-use communities conducive to public transit, walking, and biking by promoting development along major existing transit and transportation corridors. As noted in this Initial Study, the project would be consistent with the RTP/SCS and the applicable goals and policies of the General Plan. Therefore, project construction and operations would not conflict with an applicable plan, ordinance, or policy concerning the circulation system and no mitigation is required.

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

Less Than Significant Impact. SB 743, approved in 2013, required the Governor's Office of Planning and Research (OPR) to establish recommendations for identifying and mitigating transportation impacts within the CEQA framework. Generally, SB 743 moves away from using delay-based level of service (LOS) as the primary metric for identifying a project's significant impact to instead using vehicle miles traveled (VMT). On January 20, 2016, OPR released revisions to its proposed CEQA Guidelines for the implementation of SB 743, and final review and rulemaking for the new guidelines were completed in December 2018. OPR allowed lead agencies an opt-in period to adopt VMT guidelines before the mandatory adoption date of July 1, 2020. These revisions to the CEQA Guidelines criteria for determining the significance of transportation impacts are primarily focused on projects within transit priority areas, and shifts the focus from driver delay to reduction of GHG emissions, creation of multimodal networks, and promotion of a mix of land uses. VMT, is a measure of the total number of miles driven to or from a development and is sometimes expressed as an average per trip or per person.

State CEQA Guidelines Section 15064.3(b)(1) provides that "VMT traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within 0.5 mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact".

In anticipation of the change to VMT, the San Gabriel Valley Council of Governments (SGVCOG) prepared the SGVCOG SB 743 Implementation Study to assist its member agencies in answering important implementation questions about the methodology, thresholds, and mitigation approaches for VMT. The City of South El Monte used the information produced through the Implementation Study to adopt a methodology and significance thresholds for use in CEQA compliance. Consistent with SGVCOG SB 743 Implementation Study, the City recommends using the SCAG Travel Demand Model as its methodology to measure VMT.

The City's draft SB 743 Implementation Guidelines (City's Implementation Guidelines) provides details on appropriate screening thresholds that can be used to identify when a proposed land use project is

anticipated to result in a less than significant impact without conducting a detailed analysis. Screening thresholds are broken into the following three steps. A land use project needs only meet one of the above screening thresholds to be presumed to result in no significant impact under CEQA pursuant to SB 743.

1. **Transit Priority Areas (TPA) Screening:** Projects located within one-half mile from an existing major transit stop or within one-half mile from an existing stop along a high-quality transit corridor can be screened out. Transit service in the project area is provided by Foothill Transit, Metro, and Norwalk Transit. The nearest transit provider to the project site is Metro, which provides four bus routes: Metro Line 266, Metro Line 70, Metro Line 770, and Metro Line 176. These bus routes operate with headways varying from 15 to 60 minutes during the peak commute periods. The Metro bus stops for these routes are located within one-half mile (430 feet north) of the project site.

The proposed project meets the TPA screening criteria.

2. **Low VMT-Generation Area Screening:** Projects generating VMT below 15 percent of the regional average can be screened out. South El Monte has selected SGVCOG's regional average VMT screening. For a mixed-used project, all components of the project should be analyzed against the low VMT maps for either the dominant project land use (if applicable) or for each individual land use (if there is no dominant project land use). Reductions in VMT may be applied to account for internal trips that would occur within the project site. Based on the SGVCOG VMT tool, the proposed project's residential component is below 15 percent of the regional VMT per Capita. However, the retail component is not below 15 percent of the regional VMT per service population.

Therefore, the project is not screened out based on the low VMT-Generation Area screening.

3. **Project Type Screening:** Some project types have been identified in the City's Implementation Guidelines as having the presumption of a less than significant impact. The following uses can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:
 - a. Local-serving retail uses less than 50,000 sf
 - b. Other local-serving uses as approved by the City staff
 - c. Projects generating less than 110 daily vehicle trips

The proposed project's retail component can be screened out based on the Project Type screening criteria. However, the project is a mixed-use development and therefore project impacts need to be evaluated as a whole, and not by project components.

Although the proposed project can be screened out from VMT analysis per the TPA screening criteria, a quantitative VMT analysis was prepared at the request of the City. The City adopted the following VMT significance criteria:

- The baseline project generated Home-Based VMT per Capita exceeds the 15 percent below the SGVCOG baseline Home-Based VMT per Capita for residential projects.

Home-Based trip are the primary automobile trips associated with residential uses (i.e., the proposed project). The residential use is expected to generate several trips related to work, shopping, and schools in the region. The efficiency of VMT associated with home-based trips has

been assessed based on the SCAG Travel Demand Model consistent with the City’s Implementation Guidelines.

- Project shows a net increase in Total VMT in the region for retail projects

Total trips include all vehicle trips and trip purposes including truck trips. The retail component of the project is evaluated using total VMT per service population. The efficiency of VMT associated with total trips has been assessed based on the SCAG Travel Demand Model consistent with the City’s Implementation Guidelines.

The City’s Implementation Guidelines recommend the use of Total VMT per service population as an efficiency metric to evaluate retail projects. However, for mixed-use projects, OPR recommends analyzing each land use separately and comparing each result to the appropriate threshold. Combining land uses in a VMT analysis is not recommended by OPR because different land uses generate different amounts of VMT; the outcome of such an analysis could depend more on the mix of uses than on their travel efficiency. Therefore, for the purpose of this analysis, the two thresholds – Home-Based VMT per Capita and Total VMT– were used to evaluate the project’s potential VMT impacts.

If a project is consistent with SCAG’s RTP/SCS, then the cumulative impacts shall be considered less than significant subject to consideration of other substantial evidence. Although the project would require a General Plan Amendment and a Zone Change, the population projections are consistent with SCAG RTP/SCS projections. Therefore, the project’s cumulative impacts are considered less than significant.

Project VMT was derived using the most current version of the SCAG Travel Demand Model. The SCAG model is a trip-based model and considers interaction between different land uses based on socioeconomic data such as population, households and employment. Adjustments in socioeconomic data (households, population and employment) were made to the appropriate traffic analysis zone (TAZ) within the SCAG model to reflect the project’s proposed land uses.

The Home-Based VMT per Capita is the Home-Based production VMT divided by population derived from the SCAG Travel Demand Model. Home-Based VMT per Capita is used to measure efficiency of VMT generated by residential uses. **Table 4.17-2: Project VMT Impact Evaluation** compares the project area Home-Based VMT per Capita for the existing and existing plus project conditions. As shown in the table for the residential component of the project, the project area Home-Based VMT per Capita would remain 15 percent below SGVCOG average VMT per Capita. Net VMT in the SGVCOG region is reduced with the project compared to existing conditions. The numerical threshold value (16.27) shown in the table is based on the City’s Implementation Guidelines methodology. The threshold of significance is based on the percentage of the with and without project VMT.

Land Use	Existing SGVCOG Average VMT	VMT Threshold	(Existing + Project) Project Area VMT	Potentially Significant?
Residential: Home-Based VMT per Capita	16.27	13.83 (85%)	12.99	No
Retail: SGVCOG Total VMT	74,437,225	Less than Existing	74,424,935	No

Source: Kimley-Horn, 2021.

For retail land uses, OPR recommends “net increase” as the threshold for significance. This means that if a proposed retail use results in a net increase in VMT in the region, a significant impact would occur. Net change in regional VMT is also used to measure the project’s VMT impact. Total SGVCOG regional VMT was derived for the “with” and “without project” conditions, and net change in the VMT was using the SCAG model. The retail component of the project was also analyzed qualitatively.

Local serving retail primarily serves pre-existing needs (i.e., they do not generate new trips because they meet existing demand). Therefore, local-serving retail uses can be presumed to reduce trip lengths when a new store is proposed as people drive shorter distances to commercial uses. Mixed-use projects place commercial retail uses close to residential uses. As shown **Table 4.17-2**, the net regional VMT is reduced with the project.

In summary, the proposed project would be consistent with CEQA Guidelines Section 15064.3(b). The proposed project would be below the 15 percent SGVCOG baseline Home-Based VMT per capita for residential projects and would not result in a net increase in Total VMT in the region for retail projects. Impacts would be less than significant and no mitigation is required.

Threshold (c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. Vehicular access to the project site would be provided from two driveways, one on Mabel Avenue and the other on Rosemead Boulevard. The driveway on Rosemead Boulevard would be restricted to a right-in, right-out turning movements. Parking for the retail uses would be provided from this driveway access. The full access driveway on Mabel Avenue would provide vehicular access to retail uses as well. Access to the above-ground residential parking deck would be gated.

The construction of the project driveways and internal circulation improvements would be pursuant to City Building and Fire Department standards. The proposed project is a mixed-use development bordered by existing residential and commercial land uses. The proposed project does not include the use of any incompatible vehicles or equipment, such as farm equipment. There are no components of the project that would increase hazards to the public due to incompatible use, as the residential and commercial uses proposed by the project would be fully compatible with surrounding land uses. Therefore, such impacts are considered less than significant and no mitigation is required.

Threshold (d) Would the project result in inadequate emergency access?

No Impact. As noted above, the proposed project would provide access from Mabel Avenue and Rosemead Boulevard. The Rosemead Boulevard driveway would serve as primary emergency access to the site. The Rosemead Boulevard drive aisle would extend to a fire access hammerhead located on the southeast site corner. Additionally, the proposed project would be required to incorporate all applicable design and safety requirements as set forth in current fire codes, building codes, and safety standards. No changes to the existing roadway network would occur. The County of Los Angeles Department of Public Works designates Rosemead Boulevard as a Disaster Route.⁴⁸ The project would not require the complete closure of any public or private streets or roadways during construction. Temporary construction activities would not impede use of the road for emergencies or access for emergency response vehicles. Therefore,

⁴⁸ County of Los Angeles Department of Public Works, *Disaster Route Maps By City*, Available at: [Disaster Route Maps - By City \(lacounty.gov\)](https://lacounty.gov), Accessed March 2, 2021.

the project would not result in inadequate emergency access. No impact would occur and no mitigation is required.

Cumulative Impacts

The Transportation Study addresses the project-specific VMT impacts. No impacts have been identified. Therefore, the project's contribution to cumulatively significant impacts would be less than significant.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are required.

4.18 Tribal Cultural Resources

Threshold (a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant with Mitigation. Chapter 532 Statutes of 2014 (i.e., AB 52) requires that lead agencies evaluate a project's potential impact on "tribal cultural resources." Such resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." A records search was performed on the California Historical Resources Information System and did not identify any historical resources on the project site or within a 0.25-mile radius of the project site. AB 52 also gives lead agencies the discretion to determine, based on substantial evidence, whether a resource qualifies as a "tribal cultural resource."

There are no known Native American cultural resources on or within the immediate project area. In compliance with PRC Section 21080.3.1(b), the City has provided formal notification to California Native American tribal representatives identified by the California Native American Heritage Commission. Native American groups may have knowledge about cultural resources in the area and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC Section 21074. The City has contacted the tribal representatives noted below. Correspondence to and from tribal representatives is included as Appendix H to this Initial Study. As of the release date of the Initial Study, the City has received one request for consultation from Gabrieleño Band of Mission Indians – Kizh Nation, Andrew Salas; consultation occurred on March 31, 2021.

- Gabrieleño Band of Mission Indians – Kizh Nation, Andrew Salas
- Gabrieleño/Tongva San Gabriel Band of Mission Indians, Anthony Morales
- Gabrieleño/Tongva Nation, Sandonne Goad
- Gabrieleño/Tongva Indians of California Tribal Council, Robert Dorame
- Gabrieleño/Tongva Tribe, Charles Alvarez
- Soboba Band of Luiseno Indians, Scott Cozart
- Santa Rosa Band of Cahuilla Indians, Lovina Redner
- Gabrieleño Tongva Tribe, Sam Dunlap

The project site has been used as a large vehicle storage and junkyard. Since the site has not experience substantial development and native underlying soils are intact, there is the potential for the project to affect previously unidentified Native American tribal cultural resources. Construction activities would include excavation and grading. MM TCR-1, TCR-2, and TCR-3 have been identified to mitigate potential impacts to tribal cultural resources.

Mitigation Program

Standard Conditions and Mitigation Measures

MM TCR-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

- A. The Applicant shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the “Kizh” or the “Tribe”) - the direct lineal descendants of the project location. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project, at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” includes, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be provided to the City of South El Monte prior to the earlier of the commencement of any ground-disturbing activity for the project, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The Applicant shall provide the Tribe with a minimum of 30 days advance written notice of the commencement of any project ground-disturbing activity so that the Tribe has sufficient time to secure and schedule a monitor for the project.
- D. The Applicant shall hold at least one pre-construction sensitivity/educational meeting prior to the commencement of any ground-disturbing activities, where at a senior member of the Tribe will inform and educate the project’s construction and managerial crew and staff members (including any project subcontractors and consultants) about the tribal cultural resources (“TCR”) mitigation measures and compliance obligations, as well as places of significance located on the project site (if any), the appearance of potential TCRs, and other informational and operational guidance to aid in the project’s compliance with the TCR mitigation measures.
- E. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc. (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the City upon written request.

- F. Native American monitoring for the project shall conclude upon the latter of the following: (1) written confirmation from a designated project point of contact to the Tribe that all ground-disturbing activities and all phases that may involve ground-disturbing activities on the project site and at any off-site project location are complete; or (2) written notice by the Tribe to the Applicant and City that no future, planned construction activity and/or development/construction phase (known by the Tribe at that time) at the project site and at any off-site project location possesses the potential to impact TCRs.

MM TCR-2 Discovery of TCRs, Human Remains, and/or Grave Goods

- A. Upon the discovery of a TCR, all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) shall cease. The Tribe shall be immediately informed of the discovery, and a Kizh monitor and/or Kizh archaeologist will promptly report to the location of the discovery to evaluate the TCR and advise the project manager regarding the matter, protocol, and any mitigating requirements. No project construction activities shall resume in the surrounding 50 feet of the discovered TCR unless and until the Tribe has completed its assessment/evaluation/recovery of the discovered TCR and surveyed the surrounding area.
- B. The Tribe will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate in its sole discretion, and for any purpose the Tribe deems appropriate, including but not limited to, educational, cultural and/or historic purposes.
- C. If Native American human remains and/or grave goods are discovered or recognized on the project site or at any off-site project location, then all construction activities shall immediately cease. Native American “human remains” are defined to include “an inhumation or cremation, and in any state of decomposition or skeletal completeness.” (Public Resources Code [PRC] §5097.98 (d)(1).) Funerary objects, referred to as “associated grave goods,” shall be treated in the same manner and with the same dignity and respect as human remains. (PRC §5097.98 (a), d)(1) and (2).
- D. Any discoveries of human skeletal material or human remains shall be immediately reported to the County Coroner (Health & Safety Code §7050.5(c); 14 Cal. Code Regs. §15064.5(e)(1)(B)), and all ground-disturbing project ground-disturbing activities on site and in any other area where the presence of human remains and/or grave goods are suspected to be present, shall immediately halt and remain halted until the coroner has determined the nature of the remains. (14 Cal. Code Regs. §15064.5(e).) If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.
- E. Thereafter, construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or grave goods, if the Tribe determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that

determination (along with any other mitigation measures the Tribal monitor and/or archaeologist deems necessary). (14 Cal. Code Regs. §15064.5(f).)

- F. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.
- G. Any historic archaeological material that is not Native American in origin (non-TCRs) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.
- H. Any discovery of human remains and/or grave goods discovered and/or recovered shall be kept confidential to prevent further disturbance.

MM TCR-3 Procedures for Burials, Funerary Remains, and Grave Goods

- A. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented for all discovered Native American human remains and/or grave goods. Tribal Traditions include, but are not limited to, the preparation of the soil for burial, the burial of funerary objects and/or the deceased, and the ceremonial burning of human remains.
- B. If the discovery of human remains includes four (4) or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.
- C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated “grave goods” (aka, burial goods or funerary objects) are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later, as well as other items made exclusively for burial purposes or to contain human remains. Cremations will either be removed in bulk or by means necessary to ensure complete recovery of all sacred materials.
- D. In the case where discovered human remains cannot be fully recovered (and documented) on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to divert the project while keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.
- E. In the event preservation in place is not possible despite good faith efforts by the Applicant and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. The site of reburial/repatriation shall be agreed upon by the Tribe and the landowner, and shall be protected in perpetuity.
- F. Each occurrence of human remains and associated grave goods will be stored using opaque cloth bags. All human remains, grave goods, funerary objects, sacred objects

and objects of cultural patrimony will be removed to a secure container on site if possible. These items will be retained and shall be reburied within six months of recovery.

- G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

4.19 Utilities and Service Systems

Threshold (a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. The City of South El Monte Public Works Department is responsible for management and operation of approximately 38 miles of pipeline that connect to the Los Angeles County Sanitation Districts (LACSD) trunk system to convey wastewater to LACSD’s treatment plants. Additionally, a portion of the City’s sewer facilities are operated and maintained by the Los Angeles Public Works Consolidated Sewer Maintenance District (LACSD).

LACSD’s service area is 850 square miles and encompasses 78 cities and unincorporated areas throughout the County. Through the operation of 11 wastewater treatment facilities, approximately 510 million gallons per day (mgd) of wastewater are treated at these facilities and 165 mgd are available for reuse. All of the water reclamation plants (WRPs) are strategically located throughout the County to maximize water reuse and to easily return the cleaned water to local waterways, storage reservoirs, or the Pacific Ocean. Wastewater originating from the project site would ultimately be treated by facilities owned and operated by the LACSD. Project wastewater flows would be directed to the Whittier Narrows WRP.⁴⁹ The Whittier Narrows WRP currently provides primary, secondary, and tertiary treatment with a design capacity of 15 mgd and serves a population of approximately 150,000 people.

The proposed project would increase wastewater generation on the project site. Projected wastewater demand for the project is shown in **Table 4.19-1: Future Wastewater Generation**. The projected peak wastewater generation is anticipated to be 16,868 gpd. The estimated project wastewater generation represents less than one percent of the total treatment capacity at the Whittier Narrows WRP. Therefore, existing wastewater treatment facilities are able to accommodate the project-generated wastewater and continue maintaining a substantial amount of remaining capacity for future wastewater treatment. Impacts would be less than significant.

Land Use	Unit of Measure	Proposed Project	Demand Factor (gpd)	Generated Wastewater (gpd)
Residential	DU	73 DU	156	11,388
Shopping Center ¹	1000 sf	16,800 sf	325	5,460
Total				16,868

gpd = gallons per day; DU = dwelling unit
 1. Per phone call with LACSD, mixed-use commercial retail uses are classified as “shopping center”
 Source: LACSD. *Will Serve Program, Table 1: Loadings for Each Class of Land Use.*

Further, the project does not require and would not result in the construction of new storm drainage facilities or expansion of existing facilities. While modifications to the existing on-site storm drain system

⁴⁹ Los Angeles County Sanitation District. (2021). *Wastewater Treatment Facilities*. Retrieved from: <https://www.lacsd.org/facilities/?tab=2&number=4>. Accessed on March 30, 2021.

would be required for project implementation, the existing facilities are adequate to accommodate the development.

The project site is somewhat impervious and does not promote substantial stormwater infiltration. Runoff from the project site flows from the northeast to the southwest. The proposed drainage pattern is similar to the existing condition, except the proposed site would incorporate source control measures to reduce potential off-site impacts. Site runoff would be directed to an on-site infiltration system before overflowing to existing storm drains in Troy Avenue. Additionally, the project would implement source control measures including storm drain messaging and signage, efficient landscape irrigation, and alternative building materials to reduce pollutant sources in stormwater runoff. Under the post-development condition, through the addition of permeable landscape areas, the site would be 94 percent impervious and 6 percent pervious. The proposed drainage system would connect to existing storm drainage facilities and project implementation would not require construction of new storm drainage facilities. Impacts would be less than significant and no mitigation is required.

Threshold (b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact. The San Gabriel Valley Water Company (SGVWC) provides water service to the City, inclusive of the project site. The SGVWC 2015 Final Draft Urban Water Management Plan (UWMP) was prepared in compliance with the requirements of Water Code Sections 10610 through 10656 of the Urban Water Management Planning Act. The UWMP requires every urban water supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 AF of water annually to prepare, adopt, and file an UWMP with the California Department of Water Resources every five years in the years ending in zero and five. The 2015 UWMP provides water supply planning for a 25-year planning period in 5-year increments and identifies water supplies needed to meet existing and future demands. The demand analysis must identify supply reliability under three hydrologic conditions: a normal year, a single-year, and multiple-dry years.

As discussed under Section 4.10 Threshold (b), SGVWC uses local groundwater from 31 wells located in the Main San Gabriel Groundwater Basin (Main Basin) and from 4 wells in the Central Groundwater Basin (Central Basin). SGVWC can purchase imported water supplies from Metropolitan Water District of Southern California. SGVWC has not purchased treated imported water supplies since 2007. SGVWC plans to use treated imported water only as an emergency water supply source. SGVWC does not use self-supplied surface water to meet its water demands.

Table 4.19-2: Future Water Demand summarizes water demand estimates for the proposed project. The project's water demand would be approximately 49,700 gpd, or 55.7 acre-feet per year. Indoor water conservation measures include low flow rate plumbing fixtures, while outdoor water use would use subsurface dripline irrigation, low water use plant materials, weather-based irrigation controllers, and mulch. Additionally, the project would be required to comply with Municipal Code Chapter Section 17.25, Water Efficient Landscaping.

Land Use	Total Residents/ Employees	Demand Factor (gpd/unit)^{2,3}	Water Demand (gpd)
Residential	319	142	45,298
Shopping Center	31 ¹	142	4,402
Total			49,700
1. Total employees based on 550 sf per employee for retail/service use 2. gpd = gallons per day 3. Water demand estimates are based on the SGVWC UWMP calculated water use target of 142 gpcd (2015 UWMP, Table 4-2) Sources: SGVWC, <i>2015 UWMP</i> . Accessed March 30, 2021 and USGBC, <i>Appendix 2. Default occupancy counts</i> . Accessed March 31, 2021.			

The SGVWC anticipates an increase in water use for multi-family and commercial uses through 2040. Water demand for multi-family uses is anticipated to increase from 5,948 AF to 7,697 AF by 2040. Water demand for commercial uses is anticipated to increase from 9,539 AF to 12,344 SF by 2040. According to the SGVWC 2015 UWMP, the available water supply would meet projected demand during normal, dry, and multiple dry years through 2040. The increase in water demand associated with the proposed project would represent a nominal portion of SGVWC’s projected water demand increase. Therefore, the increase in water demand generated by project implementation can be accommodated by the SGVWC. No significant impact would occur, and no mitigation is required.

Threshold (c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

Less Than Significant Impact. The proposed project would result in an incremental increase in the demand for wastewater conveyance and treatment facilities. The project’s wastewater would connect to the existing sewer system lines surrounding the project site. The project site is served by LACSD District 15. As shown in **Table 4.19-1: Future Wastewater Generation**, the projected peak wastewater generation is anticipated to be 16,868 gpd. The estimated project wastewater generation represents less than one percent of the total treatment capacity at the Whittier Narrows WRP. Therefore, the LACSD has adequate remaining capacity to serve the proposed project. The increase would not require the construction of new water or wastewater treatment facilities or expansion of existing facilities. Therefore, impacts would be less than significant and no mitigation is required.

Threshold (d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. The City’s Environmental Services Division addresses all matters related to solid waste collection, hazardous waste and recycling programs provided to the residents and businesses of the City. The City contracts with Athens Services for residential trash collection. Athens Services is responsible for collection, materials recovery facility (MRF) processing, recycling and disposal of non-recyclable solid waste. The Athens MRF is in the City of Industry. Solid waste not diverted for recycling at

the MRF are disposed of at landfills within the greater Southern California region, specifically in San Bernardino County.⁵⁰

The County of San Bernardino Waste Management Division has five regional landfills and nine transfer stations. **Table 4.19-3: County of San Bernardino Landfill Capacities**, provides capacity details for each of the County landfills.

Landfill	Maximum Daily Permitted Tonnage (tons per day)	Maximum Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)
Barstow	1,500	80,354,500	71,481,660
Landers	1,200	13,983,500	11,148,100
Mid-Valley	7,500	101,300,000	67,520,000
San Timoteo	2,000	20,400,000	11,402,000
Victorville	3,000	83,200,000	81,510,000

Source: CalRecycle. Solid Waste Information System (SWIS). 2019.

Table 4.19-4: Estimated Project Solid Waste Generation shows the proposed project’s approximate solid waste generation, using CalRecycle’s estimated solid waste generation per land use.⁵¹ As shown in **Table 4.19-4**, the proposed project would generate 463,780 pounds of solid waste per year, or 231.89 tons per year.

Land Use	Generation Rate	Project Information	Solid Waste Generation (lbs/yr)
Multi-Family Residential	8.6 lbs/du/day	73 du	229,147
Commercial Retail	0.046 lbs/sf/day	13,630 sf	228,848
Restaurant	0.005 lbs/sf/day	3,170 sf	5,785
Total			463,780

Source: CalRecycle. 2019.

The solid waste volume would be less than one ton per day (0.63 ton per day), and therefore considered a nominal amount of the daily capacity of any of the landfills serving the project site. Further, the project would not require demolition of the existing structures (other than a small guard shack), which would generate additional debris to be removed from the site. All paving removed from the site would be disposed of in compliance with the State of California Waste Management Act (AB 939), and Municipal Code Section 13.12.730, Recycling Plan, which requires applicants to develop and submit a plan to recycle

⁵⁰ City of South El Monte, *Proposed Third Amendment to Solid Waste Collection Agreement with Athens Waste*, Available at: https://south-el-monte.granicus.com/MapView.php?view_id=2&clip_id=1049&meta_id=54882, Accessed March 23, 2021.

⁵¹ CalRecycle, *Estimated Solid Waste Generation Rates*, Available at: <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>, Accessed March 23, 2021.

and salvage the projected construction and demolition debris to the greatest extent feasible. Existing landfills have sufficient capacity to serve the project, therefore impacts are less than significant.

Threshold (e) Would the project comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

No Impact. State, County, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery, the City's Environmental Services Division, and Athens Services. Regulations specifically applicable to the proposed project include the California Integrated Waste Management Act of 1989 (AB 939), Section 4.408 of the CalGreen Code, and AB 341, which requires multi-family residential development and commercial uses to implement recycling programs.

The Integrated Waste Management Act, which requires every City and County in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, identifies how each jurisdiction will meet the State's mandatory waste diversion goal of 50 percent by and after the year 2000. AB 341 increased the diversion goal to 75 percent by 2020. Municipal Code Chapter 13.12, the City's solid waste handling and recycling services ordinance, stipulates standards and regulations for the collection and management of solid waste in the City, in accordance with the Integrated Waste Management Act.

Further, the 2019 CalGreen Code Section 4.408 requires preparation of a Construction Waste Management Plan that outlines ways in which the contractor would recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. During the construction phase, the proposed project would comply with the CalGreen Code through the recycling and reuse of at least 65 percent of the nonhazardous construction and demolition debris from the project site. No conflict with statutes and regulations related to solid waste would occur. No mitigation is required.

Cumulative Impacts

The proposed project would have a less than significant impact with respect to utilities and service systems. The project would require water and wastewater infrastructure, as well as solid waste disposal for building operation. Development of public utility infrastructure is part of an extensive planning process involving utility providers and jurisdictions with discretionary review authority. The coordination process associated with the preparation of development and infrastructure plans is intended to ensure that adequate resources are available to serve both individual projects and cumulative demand for resources and infrastructure as a result of cumulative growth and development in the area. Each individual project is subject to review for utility capacity to avoid unanticipated interruptions in service or inadequate supplies. Coordination with the utility companies would allow for the provision of utility service to the proposed project and other developments. The project and other planned projects are subject to connection and service fees to assist in facility expansion and service improvements triggered by an increase in demand. Because of the utility planning and coordination activities described above, no significant cumulative utility impacts are anticipated.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are required.

4.20 Wildfire

Threshold (a) If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. According to CalFire Fire Hazard Severity Zone Map for Los Angeles County, the project site is not within a State Responsibility Area.⁵² The project site is in a Non-Very High Fire Hazard Severity Zone (Non-VHFHSZ) zone within a local responsible area. Project design and site access would adhere to Los Angeles County Fire regulations and designs. Further, project construction would not require the complete closure of any public or private streets or roadways during construction. Temporary construction activities would not impede use of the road for emergencies or access for emergency response vehicles. Therefore, the project would not result in inadequate emergency access, and no impact would occur.

Threshold (b) If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As discussed above, the project is not within an area classified as very high fire hazard severity zone. Therefore, no impacts would occur and no mitigation is required.

Threshold (c) If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The project is not within an area classified as very high fire hazard severity zone. The proposed project is surrounded by existing development within an urbanized area of the City. The proposed project would tie into existing infrastructure that currently serves the project area. Project implementation would not result in the new construction, installation, or maintenance of new infrastructure. No impact would occur and no mitigation is required.

Threshold (d) If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The project is not within an area classified as very high fire hazard severity zone. The project site does not include any downslopes. According to the California Geological Survey, the project site is not within an area identified as having a potential for landslides.⁵³ The project site and surrounding vicinity are relatively flat. There are no known landslides near the site nor is the site in the path of any known or potential landslides. Therefore, no impacts would occur and no mitigation is required.

⁵² California Department of Forestry and Fire Protection, *Los Angeles County Fire Severity Map*, Available at: <https://osfm.fire.ca.gov/media/7280/losangelescounty.pdf>. Accessed March 13, 2021.

⁵³ California Geological Survey, Geologic Hazards Data and Maps Data Viewer, Available at: <https://maps.conservacion.ca.gov/geologichazards/>. Accessed December 28, 2020 and September 13, 2021.

Mitigation Program

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are required.

4.21 Mandatory Findings of Significance

Threshold (a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. On the basis of the foregoing analysis, the proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten or eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project site is surrounded by existing development in an urbanized area of the City of South El Monte. The proposed project is consistent with the General Plan and the Municipal Code subject to approval of a General Plan amendment and zone change. Therefore, the project would not have a significant impact on any sensitive, rare, or endangered plant/wildlife community.

Threshold (b) Does the project have possible environmental effects which are individually limited, but cumulatively considerable?

Less Than Significant Impact. The proposed project does not have impacts that are individually limited, but cumulatively considerable. Incremental impacts resulting from development and operation of the proposed project and other cumulative projects that would be under construction include air quality, cultural resources, geology and soils, hazards and hazardous materials, and tribal resources. The analysis concluded that these incremental impacts are each less than significant or can be mitigated to a less than significant level. When viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects, these impacts are not cumulatively considerable. No cumulative impacts are anticipated in connection with this or other projects. The proposed project complies with long-term regional air quality plans, regional population forecasts, and is within the service capabilities of utility purveyors. No significant adverse environmental impacts have been identified. The analysis contained in this Initial Study evaluated existing conditions, potential impacts associated with the development of the project, and possible environmental cumulative impacts. The project does not have any impact on projected growth or planned projects for the City of South El Monte or neighboring jurisdictions known as of the date of this analysis.

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

Less Than Significant Impact. There are no known substantial adverse effects on human beings that would be directly or indirectly caused by the proposed project. The environmental evaluation has concluded that no significant environmental impacts will result from the project.

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APPENDIX A

AIR QUALITY AND GREENHOUSE GAS DATA

Mye Plaza project - Los Angeles-South Coast County, Summer

Mye Plaza project
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	1.95	Acre	1.95	85,081.00	0
City Park	0.22	Acre	0.22	9,625.00	0
Apartments Mid Rise	73.00	Dwelling Unit	2.05	89,337.00	209
Strip Mall	16.80	1000sqft	0.39	16,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	531.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Mye Plaza project - Los Angeles-South Coast County, Summer

Project Characteristics - Adjusted per the SCE 2019 Corporate Responsibility and Sustainability Report. The report provides intensity factor of CO2e, the CO2 intensity factor is calculated as $534-25 \times 0.029-298 \times 0.00617=531.4363$ to avoid double counting.

Land Use - per site plan

Construction Phase - anticipated schedule

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - no demolition

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Grading -

Vehicle Trips - per traffic study

Woodstoves - no wood burning fireplaces per rule 445 SCAQMD

Energy Use - 2019 Title 24

Construction Off-road Equipment Mitigation - SCAQMD rule compliance

Water Mitigation -

Waste Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	5.00	7.00
tblConstructionPhase	NumDays	8.00	30.00
tblConstructionPhase	NumDays	230.00	370.00

Mye Plaza project - Los Angeles-South Coast County, Summer

tblConstructionPhase	NumDays	18.00	20.00
tblConstructionPhase	NumDays	18.00	30.00
tblEnergyUse	LightingElect	741.44	519.01
tblEnergyUse	LightingElect	1.75	1.23
tblEnergyUse	LightingElect	6.26	4.38
tblEnergyUse	T24E	252.63	176.84
tblEnergyUse	T24E	3.92	2.74
tblEnergyUse	T24E	4.01	2.81
tblFireplaces	NumberGas	62.05	65.70
tblFireplaces	NumberWood	3.65	0.00
tblGrading	MaterialImported	0.00	100.00
tblLandUse	LandUseSquareFeet	84,942.00	85,081.00
tblLandUse	LandUseSquareFeet	9,583.20	9,625.00
tblLandUse	LandUseSquareFeet	73,000.00	89,337.00
tblLandUse	LotAcreage	1.92	2.05
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	531.44
tblTripsAndVMT	HaulingTripNumber	13.00	12.00
tblTripsAndVMT	WorkerTripNumber	0.00	15.00
tblVehicleTrips	HO_TTP	40.60	40.40
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.60
tblVehicleTrips	ST_TR	6.39	5.45
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	42.04	37.86

Mye Plaza project - Los Angeles-South Coast County, Summer

tblVehicleTrips	SU_TR	5.86	5.45
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	20.43	37.86
tblVehicleTrips	WD_TR	6.65	5.45
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	44.32	37.86

2.0 Emissions Summary

Mye Plaza project - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.2424	33.1314	20.6295	0.0444	18.2675	1.6142	19.8816	9.9840	1.4850	11.4691	0.0000	4,339.5350	4,339.5350	1.1976	0.0000	4,356.5930
2023	1.9973	16.4423	20.1616	0.0438	1.2619	0.7102	1.9720	0.3384	0.6681	1.0065	0.0000	4,278.6816	4,278.6816	0.6707	0.0000	4,295.4483
2024	24.8654	8.3170	12.8590	0.0210	0.2236	0.4003	0.6239	0.0593	0.3700	0.4293	0.0000	2,010.7562	2,010.7562	0.5724	0.0000	2,025.0649
Maximum	24.8654	33.1314	20.6295	0.0444	18.2675	1.6142	19.8816	9.9840	1.4850	11.4691	0.0000	4,339.5350	4,339.5350	1.1976	0.0000	4,356.5930

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.2424	33.1314	20.6295	0.0444	7.9140	1.6142	9.5282	4.2962	1.4850	5.7812	0.0000	4,339.5350	4,339.5350	1.1976	0.0000	4,356.5930
2023	1.9973	16.4423	20.1616	0.0438	1.1976	0.7102	1.9078	0.3227	0.6681	0.9908	0.0000	4,278.6816	4,278.6816	0.6707	0.0000	4,295.4483
2024	24.8654	8.3170	12.8590	0.0210	0.2119	0.4003	0.6122	0.0564	0.3700	0.4265	0.0000	2,010.7562	2,010.7562	0.5724	0.0000	2,025.0649
Maximum	24.8654	33.1314	20.6295	0.0444	7.9140	1.6142	9.5282	4.2962	1.4850	5.7812	0.0000	4,339.5350	4,339.5350	1.1976	0.0000	4,356.5930

Mye Plaza project - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	52.80	0.00	46.40	54.97	0.00	44.22	0.00	0.00	0.00	0.00	0.00	0.00

Mye Plaza project - Los Angeles-South Coast County, Summer

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.6134	1.4511	24.3782	0.0657		3.0403	3.0403		3.0403	3.0403	430.8196	1,402.1426	1,832.9622	2.0511	0.0255	1,891.8402
Energy	0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105
Mobile	1.4174	5.8932	16.9272	0.0647	5.4718	0.0481	5.5200	1.4642	0.0447	1.5089		6,602.7921	6,602.7921	0.3134		6,610.6261
Total	6.0605	7.5986	41.4167	0.1320	5.4718	3.1090	8.5808	1.4642	3.1056	4.5698	430.8196	8,329.0193	8,759.8389	2.3707	0.0315	8,828.4768

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.6432	1.1592	6.4858	7.2700e-003		0.1215	0.1215		0.1215	0.1215	0.0000	1,402.1426	1,402.1426	0.0371	0.0255	1,410.6708
Energy	0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105
Mobile	1.4174	5.8932	16.9272	0.0647	5.4718	0.0481	5.5200	1.4642	0.0447	1.5089		6,602.7921	6,602.7921	0.3134		6,610.6261
Total	4.0903	7.3067	23.5243	0.0736	5.4718	0.1902	5.6620	1.4642	0.1868	1.6510	0.0000	8,329.0193	8,329.0193	0.3567	0.0315	8,347.3073

Mye Plaza project - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	32.51	3.84	43.20	44.22	0.00	93.88	34.02	0.00	93.99	63.87	100.00	0.00	4.92	84.96	0.00	5.45

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2022	5/31/2022	5	0	
2	Site Preparation	Site Preparation	6/1/2022	6/9/2022	5	7	
3	Grading	Grading	6/10/2022	7/21/2022	5	30	
4	Building Construction	Building Construction	7/22/2022	12/21/2023	5	370	
5	Paving	Paving	12/22/2023	1/18/2024	5	20	
6	Architectural Coating	Architectural Coating	1/19/2024	2/29/2024	5	30	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 15

Acres of Paving: 1.95

Residential Indoor: 180,907; Residential Outdoor: 60,302; Non-Residential Indoor: 25,200; Non-Residential Outdoor: 8,400; Striped Parking Area: 5,105 (Architectural Coating – sqft)

OffRoad Equipment

Mye Plaza project - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Mye Plaza project - Los Angeles-South Coast County, Summer

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	18.0663	1.6126	19.6788	9.9307	1.4836	11.4143		3,686.0619	3,686.0619	1.1922		3,715.8655

Mye Plaza project - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0723	0.0479	0.6689	1.9800e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4500e-003	0.0548		197.7682	197.7682	5.4600e-003		197.9047
Total	0.0723	0.0479	0.6689	1.9800e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4500e-003	0.0548		197.7682	197.7682	5.4600e-003		197.9047

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.7233	0.0000	7.7233	4.2454	0.0000	4.2454			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	7.7233	1.6126	9.3359	4.2454	1.4836	5.7289	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Mye Plaza project - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0723	0.0479	0.6689	1.9800e-003	0.1907	1.5700e-003	0.1923	0.0508	1.4500e-003	0.0522		197.7682	197.7682	5.4600e-003		197.9047
Total	0.0723	0.0479	0.6689	1.9800e-003	0.1907	1.5700e-003	0.1923	0.0508	1.4500e-003	0.0522		197.7682	197.7682	5.4600e-003		197.9047

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5527	0.0000	6.5527	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	6.5527	0.9409	7.4936	3.3675	0.8656	4.2331		2,872.0464	2,872.0464	0.9289		2,895.2684

Mye Plaza project - Los Angeles-South Coast County, Summer

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.1700e-003	0.0997	0.0249	3.1000e-004	6.9900e-003	2.9000e-004	7.2800e-003	1.9200e-003	2.7000e-004	2.1900e-003		33.4574	33.4574	2.2600e-003		33.5140
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206
Total	0.0634	0.1396	0.5823	1.9600e-003	0.1747	1.6000e-003	0.1763	0.0464	1.4800e-003	0.0479		198.2643	198.2643	6.8100e-003		198.4346

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8013	0.0000	2.8013	1.4396	0.0000	1.4396			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	2.8013	0.9409	3.7421	1.4396	0.8656	2.3052	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Mye Plaza project - Los Angeles-South Coast County, Summer

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.1700e-003	0.0997	0.0249	3.1000e-004	6.6800e-003	2.9000e-004	6.9600e-003	1.8400e-003	2.7000e-004	2.1100e-003		33.4574	33.4574	2.2600e-003		33.5140
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0602	0.0399	0.5574	1.6500e-003	0.1589	1.3100e-003	0.1602	0.0423	1.2100e-003	0.0435		164.8069	164.8069	4.5500e-003		164.9206
Total	0.0634	0.1396	0.5823	1.9600e-003	0.1656	1.6000e-003	0.1672	0.0442	1.4800e-003	0.0456		198.2643	198.2643	6.8100e-003		198.4346

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Mye Plaza project - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0742	2.4006	0.6244	6.6200e-003	0.1665	4.5100e-003	0.1710	0.0479	4.3200e-003	0.0522		708.4633	708.4633	0.0407		709.4797
Worker	0.3935	0.2608	3.6417	0.0108	1.0954	8.5700e-003	1.1040	0.2905	7.9000e-003	0.2984		1,076.7381	1,076.7381	0.0297		1,077.4810
Total	0.4677	2.6614	4.2661	0.0174	1.2619	0.0131	1.2750	0.3384	0.0122	0.3507		1,785.2014	1,785.2014	0.0704		1,786.9607

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Mye Plaza project - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0742	2.4006	0.6244	6.6200e-003	0.1593	4.5100e-003	0.1639	0.0462	4.3200e-003	0.0505		708.4633	708.4633	0.0407		709.4797
Worker	0.3935	0.2608	3.6417	0.0108	1.0383	8.5700e-003	1.0468	0.2765	7.9000e-003	0.2844		1,076.7381	1,076.7381	0.0297		1,077.4810
Total	0.4677	2.6614	4.2661	0.0174	1.1976	0.0131	1.2107	0.3227	0.0122	0.3349		1,785.2014	1,785.2014	0.0704		1,786.9607

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

Mye Plaza project - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0550	1.8215	0.5639	6.4000e-003	0.1665	2.1000e-003	0.1686	0.0479	2.0100e-003	0.0499		686.1593	686.1593	0.0360		687.0600
Worker	0.3695	0.2360	3.3537	0.0104	1.0954	8.3300e-003	1.1037	0.2905	7.6700e-003	0.2982		1,037.3124	1,037.3124	0.0268		1,037.9822
Total	0.4246	2.0574	3.9176	0.0168	1.2619	0.0104	1.2723	0.3384	9.6800e-003	0.3481		1,723.4717	1,723.4717	0.0628		1,725.0422

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Mye Plaza project - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0550	1.8215	0.5639	6.4000e-003	0.1594	2.1000e-003	0.1615	0.0462	2.0100e-003	0.0482		686.1593	686.1593	0.0360		687.0600
Worker	0.3695	0.2360	3.3537	0.0104	1.0383	8.3300e-003	1.0466	0.2765	7.6700e-003	0.2842		1,037.3124	1,037.3124	0.0268		1,037.9822
Total	0.4246	2.0574	3.9176	0.0168	1.1976	0.0104	1.2081	0.3227	9.6800e-003	0.3323		1,723.4717	1,723.4717	0.0628		1,725.0422

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025		1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025		1,805.4304	1,805.4304	0.5673		1,819.6122

Mye Plaza project - Los Angeles-South Coast County, Summer

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0754	0.0482	0.6844	2.1200e-003	0.2236	1.7000e-003	0.2253	0.0593	1.5700e-003	0.0609		211.6964	211.6964	5.4700e-003		211.8331
Total	0.0754	0.0482	0.6844	2.1200e-003	0.2236	1.7000e-003	0.2253	0.0593	1.5700e-003	0.0609		211.6964	211.6964	5.4700e-003		211.8331

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025	0.0000	1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025	0.0000	1,805.4304	1,805.4304	0.5673		1,819.6122

Mye Plaza project - Los Angeles-South Coast County, Summer

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0754	0.0482	0.6844	2.1200e-003	0.2119	1.7000e-003	0.2136	0.0564	1.5700e-003	0.0580		211.6964	211.6964	5.4700e-003		211.8331
Total	0.0754	0.0482	0.6844	2.1200e-003	0.2119	1.7000e-003	0.2136	0.0564	1.5700e-003	0.0580		211.6964	211.6964	5.4700e-003		211.8331

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8814	8.2730	12.2210	0.0189		0.3987	0.3987		0.3685	0.3685		1,805.6205	1,805.6205	0.5673		1,819.8039
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8814	8.2730	12.2210	0.0189		0.3987	0.3987		0.3685	0.3685		1,805.6205	1,805.6205	0.5673		1,819.8039

Mye Plaza project - Los Angeles-South Coast County, Summer

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0713	0.0439	0.6380	2.0600e-003	0.2236	1.6800e-003	0.2252	0.0593	1.5400e-003	0.0608		205.1357	205.1357	5.0200e-003		205.2611
Total	0.0713	0.0439	0.6380	2.0600e-003	0.2236	1.6800e-003	0.2252	0.0593	1.5400e-003	0.0608		205.1357	205.1357	5.0200e-003		205.2611

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8814	8.2730	12.2210	0.0189		0.3987	0.3987		0.3685	0.3685	0.0000	1,805.6205	1,805.6205	0.5673		1,819.8039
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8814	8.2730	12.2210	0.0189		0.3987	0.3987		0.3685	0.3685	0.0000	1,805.6205	1,805.6205	0.5673		1,819.8039

Mye Plaza project - Los Angeles-South Coast County, Summer

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0713	0.0439	0.6380	2.0600e-003	0.2119	1.6800e-003	0.2136	0.0564	1.5400e-003	0.0580		205.1357	205.1357	5.0200e-003		205.2611
Total	0.0713	0.0439	0.6380	2.0600e-003	0.2119	1.6800e-003	0.2136	0.0564	1.5400e-003	0.0580		205.1357	205.1357	5.0200e-003		205.2611

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	24.6133					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	24.7941	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Mye Plaza project - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0713	0.0439	0.6380	2.0600e-003	0.2236	1.6800e-003	0.2252	0.0593	1.5400e-003	0.0608		205.1357	205.1357	5.0200e-003		205.2611
Total	0.0713	0.0439	0.6380	2.0600e-003	0.2236	1.6800e-003	0.2252	0.0593	1.5400e-003	0.0608		205.1357	205.1357	5.0200e-003		205.2611

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	24.6133					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	24.7941	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mye Plaza project - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0713	0.0439	0.6380	2.0600e-003	0.2119	1.6800e-003	0.2136	0.0564	1.5400e-003	0.0580		205.1357	205.1357	5.0200e-003		205.2611
Total	0.0713	0.0439	0.6380	2.0600e-003	0.2119	1.6800e-003	0.2136	0.0564	1.5400e-003	0.0580		205.1357	205.1357	5.0200e-003		205.2611

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Mye Plaza project - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.4174	5.8932	16.9272	0.0647	5.4718	0.0481	5.5200	1.4642	0.0447	1.5089		6,602.792 1	6,602.792 1	0.3134		6,610.626 1
Unmitigated	1.4174	5.8932	16.9272	0.0647	5.4718	0.0481	5.5200	1.4642	0.0447	1.5089		6,602.792 1	6,602.792 1	0.3134		6,610.626 1

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	397.85	397.85	397.85	1,363,318	1,363,318
City Park	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	636.05	636.05	636.05	1,210,142	1,210,142
Total	1,033.90	1,033.90	1,033.90	2,573,460	2,573,460

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.60	19.00	40.40	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Mye Plaza project - Los Angeles-South Coast County, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
City Park	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Strip Mall	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105
NaturalGas Unmitigated	0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105

Mye Plaza project - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2679.23	0.0289	0.2469	0.1051	1.5800e-003		0.0200	0.0200		0.0200	0.0200		315.2040	315.2040	6.0400e-003	5.7800e-003	317.0771
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	75.4849	8.1000e-004	7.4000e-003	6.2200e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004		8.8806	8.8806	1.7000e-004	1.6000e-004	8.9334
Total		0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105

Mye Plaza project - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2.67923	0.0289	0.2469	0.1051	1.5800e-003		0.0200	0.0200		0.0200	0.0200		315.2040	315.2040	6.0400e-003	5.7800e-003	317.0771
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.0754849	8.1000e-004	7.4000e-003	6.2200e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004		8.8806	8.8806	1.7000e-004	1.6000e-004	8.9334
Total		0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

Mye Plaza project - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.6432	1.1592	6.4858	7.2700e-003		0.1215	0.1215		0.1215	0.1215	0.0000	1,402.1426	1,402.1426	0.0371	0.0255	1,410.6708
Unmitigated	4.6134	1.4511	24.3782	0.0657		3.0403	3.0403		3.0403	3.0403	430.8196	1,402.1426	1,832.9622	2.0511	0.0255	1,891.8402

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2023					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.1321					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.0978	1.3817	18.3562	0.0653		3.0070	3.0070		3.0070	3.0070	430.8196	1,391.2941	1,822.1137	2.0407	0.0255	1,880.7313
Landscaping	0.1812	0.0694	6.0220	3.2000e-004		0.0334	0.0334		0.0334	0.0334		10.8485	10.8485	0.0104		11.1089
Total	4.6134	1.4511	24.3782	0.0657		3.0403	3.0403		3.0403	3.0403	430.8196	1,402.1426	1,832.9622	2.0511	0.0255	1,891.8402

Mye Plaza project - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2023					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.1321					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1275	1.0899	0.4638	6.9600e-003		0.0881	0.0881		0.0881	0.0881	0.0000	1,391.2941	1,391.2941	0.0267	0.0255	1,399.5619
Landscaping	0.1812	0.0694	6.0220	3.2000e-004		0.0334	0.0334		0.0334	0.0334		10.8485	10.8485	0.0104		11.1089
Total	2.6432	1.1592	6.4858	7.2800e-003		0.1215	0.1215		0.1215	0.1215	0.0000	1,402.1426	1,402.1426	0.0371	0.0255	1,410.6708

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

Mye Plaza project - Los Angeles-South Coast County, Summer

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Mye Plaza project - Los Angeles-South Coast County, Winter

Mye Plaza project
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	1.95	Acre	1.95	85,081.00	0
City Park	0.22	Acre	0.22	9,625.00	0
Apartments Mid Rise	73.00	Dwelling Unit	2.05	89,337.00	209
Strip Mall	16.80	1000sqft	0.39	16,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	531.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Mye Plaza project - Los Angeles-South Coast County, Winter

Project Characteristics - Adjusted per the SCE 2019 Corporate Responsibility and Sustainability Report. The report provides intensity factor of CO2e, the CO2 intensity factor is calculated as $534-25 \times 0.029-298 \times 0.00617=531.4363$ to avoid double counting.

Land Use - per site plan

Construction Phase - anticipated schedule

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - no demolition

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Grading -

Vehicle Trips - per traffic study

Woodstoves - no wood burning fireplaces per rule 445 SCAQMD

Energy Use - 2019 Title 24

Construction Off-road Equipment Mitigation - SCAQMD rule compliance

Water Mitigation -

Waste Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	5.00	7.00
tblConstructionPhase	NumDays	8.00	30.00
tblConstructionPhase	NumDays	230.00	370.00

Mye Plaza project - Los Angeles-South Coast County, Winter

tblConstructionPhase	NumDays	18.00	20.00
tblConstructionPhase	NumDays	18.00	30.00
tblEnergyUse	LightingElect	741.44	519.01
tblEnergyUse	LightingElect	1.75	1.23
tblEnergyUse	LightingElect	6.26	4.38
tblEnergyUse	T24E	252.63	176.84
tblEnergyUse	T24E	3.92	2.74
tblEnergyUse	T24E	4.01	2.81
tblFireplaces	NumberGas	62.05	65.70
tblFireplaces	NumberWood	3.65	0.00
tblGrading	MaterialImported	0.00	100.00
tblLandUse	LandUseSquareFeet	84,942.00	85,081.00
tblLandUse	LandUseSquareFeet	9,583.20	9,625.00
tblLandUse	LandUseSquareFeet	73,000.00	89,337.00
tblLandUse	LotAcreage	1.92	2.05
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	531.44
tblTripsAndVMT	HaulingTripNumber	13.00	12.00
tblTripsAndVMT	WorkerTripNumber	0.00	15.00
tblVehicleTrips	HO_TTP	40.60	40.40
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.60
tblVehicleTrips	ST_TR	6.39	5.45
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	42.04	37.86

Mye Plaza project - Los Angeles-South Coast County, Winter

tblVehicleTrips	SU_TR	5.86	5.45
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	20.43	37.86
tblVehicleTrips	WD_TR	6.65	5.45
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	44.32	37.86

2.0 Emissions Summary

Mye Plaza project - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.2508	33.1365	20.3783	0.0435	18.2675	1.6142	19.8816	9.9840	1.4850	11.4691	0.0000	4,257.134 4	4,257.134 4	1.1973	0.0000	4,274.213 4
2023	2.0441	16.4592	19.9133	0.0430	1.2619	0.7103	1.9722	0.3384	0.6682	1.0066	0.0000	4,199.523 5	4,199.523 5	0.6711	0.0000	4,216.301 0
2024	24.8742	8.3216	12.8015	0.0209	0.2236	0.4003	0.6239	0.0593	0.3700	0.4293	0.0000	1,998.781 3	1,998.781 3	0.5720	0.0000	2,013.082 1
Maximum	24.8742	33.1365	20.3783	0.0435	18.2675	1.6142	19.8816	9.9840	1.4850	11.4691	0.0000	4,257.134 4	4,257.134 4	1.1973	0.0000	4,274.213 4

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.2508	33.1365	20.3783	0.0435	7.9140	1.6142	9.5282	4.2962	1.4850	5.7812	0.0000	4,257.134 4	4,257.134 4	1.1973	0.0000	4,274.213 4
2023	2.0441	16.4592	19.9133	0.0430	1.1976	0.7103	1.9079	0.3227	0.6682	0.9909	0.0000	4,199.523 5	4,199.523 5	0.6711	0.0000	4,216.301 0
2024	24.8742	8.3216	12.8015	0.0209	0.2119	0.4003	0.6122	0.0564	0.3700	0.4265	0.0000	1,998.781 3	1,998.781 3	0.5720	0.0000	2,013.082 1
Maximum	24.8742	33.1365	20.3783	0.0435	7.9140	1.6142	9.5282	4.2962	1.4850	5.7812	0.0000	4,257.134 4	4,257.134 4	1.1973	0.0000	4,274.213 4

Mye Plaza project - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	52.80	0.00	46.40	54.97	0.00	44.22	0.00	0.00	0.00	0.00	0.00	0.00

Mye Plaza project - Los Angeles-South Coast County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.6134	1.4511	24.3782	0.0657		3.0403	3.0403		3.0403	3.0403	430.8196	1,402.1426	1,832.9622	2.0511	0.0255	1,891.8402
Energy	0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105
Mobile	1.3713	5.9984	16.2037	0.0616	5.4718	0.0484	5.5202	1.4642	0.0450	1.5092		6,282.3417	6,282.3417	0.3141		6,290.1931
Total	6.0144	7.7038	40.6932	0.1288	5.4718	3.1092	8.5811	1.4642	3.1058	4.5700	430.8196	8,008.5689	8,439.3885	2.3714	0.0315	8,508.0437

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.6432	1.1592	6.4858	7.2700e-003		0.1215	0.1215		0.1215	0.1215	0.0000	1,402.1426	1,402.1426	0.0371	0.0255	1,410.6708
Energy	0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105
Mobile	1.3713	5.9984	16.2037	0.0616	5.4718	0.0484	5.5202	1.4642	0.0450	1.5092		6,282.3417	6,282.3417	0.3141		6,290.1931
Total	4.0442	7.4119	22.8008	0.0705	5.4718	0.1904	5.6623	1.4642	0.1870	1.6512	0.0000	8,008.5689	8,008.5689	0.3574	0.0315	8,026.8743

Mye Plaza project - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	32.76	3.79	43.97	45.31	0.00	93.88	34.01	0.00	93.98	63.87	100.00	0.00	5.10	84.93	0.00	5.66

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2022	5/31/2022	5	0	
2	Site Preparation	Site Preparation	6/1/2022	6/9/2022	5	7	
3	Grading	Grading	6/10/2022	7/21/2022	5	30	
4	Building Construction	Building Construction	7/22/2022	12/21/2023	5	370	
5	Paving	Paving	12/22/2023	1/18/2024	5	20	
6	Architectural Coating	Architectural Coating	1/19/2024	2/29/2024	5	30	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 15

Acres of Paving: 1.95

Residential Indoor: 180,907; Residential Outdoor: 60,302; Non-Residential Indoor: 25,200; Non-Residential Outdoor: 8,400; Striped Parking Area: 5,105 (Architectural Coating – sqft)

OffRoad Equipment

Mye Plaza project - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Mye Plaza project - Los Angeles-South Coast County, Winter

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	18.0663	1.6126	19.6788	9.9307	1.4836	11.4143		3,686.0619	3,686.0619	1.1922		3,715.8655

Mye Plaza project - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0806	0.0530	0.6105	1.8700e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4500e-003	0.0548		186.2225	186.2225	5.1300e-003		186.3507
Total	0.0806	0.0530	0.6105	1.8700e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4500e-003	0.0548		186.2225	186.2225	5.1300e-003		186.3507

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.7233	0.0000	7.7233	4.2454	0.0000	4.2454			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	7.7233	1.6126	9.3359	4.2454	1.4836	5.7289	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Mye Plaza project - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0806	0.0530	0.6105	1.8700e-003	0.1907	1.5700e-003	0.1923	0.0508	1.4500e-003	0.0522		186.2225	186.2225	5.1300e-003		186.3507
Total	0.0806	0.0530	0.6105	1.8700e-003	0.1907	1.5700e-003	0.1923	0.0508	1.4500e-003	0.0522		186.2225	186.2225	5.1300e-003		186.3507

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5527	0.0000	6.5527	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	6.5527	0.9409	7.4936	3.3675	0.8656	4.2331		2,872.0464	2,872.0464	0.9289		2,895.2684

Mye Plaza project - Los Angeles-South Coast County, Winter

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.2500e-003	0.1008	0.0264	3.0000e-004	6.9900e-003	2.9000e-004	7.2900e-003	1.9200e-003	2.8000e-004	2.2000e-003		32.8727	32.8727	2.3400e-003		32.9312
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922
Total	0.0704	0.1450	0.5351	1.8600e-003	0.1747	1.6000e-003	0.1763	0.0464	1.4900e-003	0.0479		188.0581	188.0581	6.6100e-003		188.2234

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8013	0.0000	2.8013	1.4396	0.0000	1.4396			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	2.8013	0.9409	3.7421	1.4396	0.8656	2.3052	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Mye Plaza project - Los Angeles-South Coast County, Winter

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.2500e-003	0.1008	0.0264	3.0000e-004	6.6800e-003	2.9000e-004	6.9700e-003	1.8400e-003	2.8000e-004	2.1200e-003		32.8727	32.8727	2.3400e-003		32.9312
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0672	0.0442	0.5088	1.5600e-003	0.1589	1.3100e-003	0.1602	0.0423	1.2100e-003	0.0435		155.1854	155.1854	4.2700e-003		155.2922
Total	0.0704	0.1450	0.5351	1.8600e-003	0.1656	1.6000e-003	0.1672	0.0442	1.4900e-003	0.0457		188.0581	188.0581	6.6100e-003		188.2234

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Mye Plaza project - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0779	2.3941	0.6910	6.4400e-003	0.1665	4.6600e-003	0.1711	0.0479	4.4600e-003	0.0524		688.9227	688.9227	0.0433		690.0052
Worker	0.4389	0.2887	3.3239	0.0102	1.0954	8.5700e-003	1.1040	0.2905	7.9000e-003	0.2984		1,013.8781	1,013.8781	0.0279		1,014.5760
Total	0.5168	2.6827	4.0149	0.0166	1.2619	0.0132	1.2751	0.3384	0.0124	0.3508		1,702.8008	1,702.8008	0.0712		1,704.5811

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Mye Plaza project - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0779	2.3941	0.6910	6.4400e-003	0.1593	4.6600e-003	0.1640	0.0462	4.4600e-003	0.0506		688.9227	688.9227	0.0433		690.0052
Worker	0.4389	0.2887	3.3239	0.0102	1.0383	8.5700e-003	1.0468	0.2765	7.9000e-003	0.2844		1,013.8781	1,013.8781	0.0279		1,014.5760
Total	0.5168	2.6827	4.0149	0.0166	1.1976	0.0132	1.2108	0.3227	0.0124	0.3350		1,702.8008	1,702.8008	0.0712		1,704.5811

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

Mye Plaza project - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0579	1.8132	0.6140	6.2300e-003	0.1665	2.2100e-003	0.1687	0.0479	2.1100e-003	0.0500		667.5274	667.5274	0.0381		668.4803
Worker	0.4135	0.2611	3.0553	9.8000e-003	1.0954	8.3300e-003	1.1037	0.2905	7.6700e-003	0.2982		976.7862	976.7862	0.0251		977.4146
Total	0.4713	2.0743	3.6693	0.0160	1.2619	0.0105	1.2724	0.3384	9.7800e-003	0.3482		1,644.3136	1,644.3136	0.0633		1,645.8949

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Mye Plaza project - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0579	1.8132	0.6140	6.2300e-003	0.1594	2.2100e-003	0.1616	0.0462	2.1100e-003	0.0483		667.5274	667.5274	0.0381		668.4803
Worker	0.4135	0.2611	3.0553	9.8000e-003	1.0383	8.3300e-003	1.0466	0.2765	7.6700e-003	0.2842		976.7862	976.7862	0.0251		977.4146
Total	0.4713	2.0743	3.6693	0.0160	1.1976	0.0105	1.2082	0.3227	9.7800e-003	0.3325		1,644.3136	1,644.3136	0.0633		1,645.8949

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025		1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025		1,805.4304	1,805.4304	0.5673		1,819.6122

Mye Plaza project - Los Angeles-South Coast County, Winter

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0844	0.0533	0.6235	2.0000e-003	0.2236	1.7000e-003	0.2253	0.0593	1.5700e-003	0.0609		199.3441	199.3441	5.1300e-003		199.4724
Total	0.0844	0.0533	0.6235	2.0000e-003	0.2236	1.7000e-003	0.2253	0.0593	1.5700e-003	0.0609		199.3441	199.3441	5.1300e-003		199.4724

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025	0.0000	1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025	0.0000	1,805.4304	1,805.4304	0.5673		1,819.6122

Mye Plaza project - Los Angeles-South Coast County, Winter

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0844	0.0533	0.6235	2.0000e-003	0.2119	1.7000e-003	0.2136	0.0564	1.5700e-003	0.0580		199.3441	199.3441	5.1300e-003		199.4724
Total	0.0844	0.0533	0.6235	2.0000e-003	0.2119	1.7000e-003	0.2136	0.0564	1.5700e-003	0.0580		199.3441	199.3441	5.1300e-003		199.4724

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8814	8.2730	12.2210	0.0189		0.3987	0.3987		0.3685	0.3685		1,805.6205	1,805.6205	0.5673		1,819.8039
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8814	8.2730	12.2210	0.0189		0.3987	0.3987		0.3685	0.3685		1,805.6205	1,805.6205	0.5673		1,819.8039

Mye Plaza project - Los Angeles-South Coast County, Winter

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0801	0.0486	0.5805	1.9400e-003	0.2236	1.6800e-003	0.2252	0.0593	1.5400e-003	0.0608		193.1608	193.1608	4.7000e-003		193.2783
Total	0.0801	0.0486	0.5805	1.9400e-003	0.2236	1.6800e-003	0.2252	0.0593	1.5400e-003	0.0608		193.1608	193.1608	4.7000e-003		193.2783

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8814	8.2730	12.2210	0.0189		0.3987	0.3987		0.3685	0.3685	0.0000	1,805.6205	1,805.6205	0.5673		1,819.8039
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8814	8.2730	12.2210	0.0189		0.3987	0.3987		0.3685	0.3685	0.0000	1,805.6205	1,805.6205	0.5673		1,819.8039

Mye Plaza project - Los Angeles-South Coast County, Winter

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0801	0.0486	0.5805	1.9400e-003	0.2119	1.6800e-003	0.2136	0.0564	1.5400e-003	0.0580		193.1608	193.1608	4.7000e-003		193.2783
Total	0.0801	0.0486	0.5805	1.9400e-003	0.2119	1.6800e-003	0.2136	0.0564	1.5400e-003	0.0580		193.1608	193.1608	4.7000e-003		193.2783

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	24.6133					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	24.7941	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Mye Plaza project - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0801	0.0486	0.5805	1.9400e-003	0.2236	1.6800e-003	0.2252	0.0593	1.5400e-003	0.0608		193.1608	193.1608	4.7000e-003		193.2783
Total	0.0801	0.0486	0.5805	1.9400e-003	0.2236	1.6800e-003	0.2252	0.0593	1.5400e-003	0.0608		193.1608	193.1608	4.7000e-003		193.2783

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	24.6133					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	24.7941	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mye Plaza project - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0801	0.0486	0.5805	1.9400e-003	0.2119	1.6800e-003	0.2136	0.0564	1.5400e-003	0.0580		193.1608	193.1608	4.7000e-003		193.2783
Total	0.0801	0.0486	0.5805	1.9400e-003	0.2119	1.6800e-003	0.2136	0.0564	1.5400e-003	0.0580		193.1608	193.1608	4.7000e-003		193.2783

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Mye Plaza project - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3713	5.9984	16.2037	0.0616	5.4718	0.0484	5.5202	1.4642	0.0450	1.5092		6,282.3417	6,282.3417	0.3141		6,290.1931
Unmitigated	1.3713	5.9984	16.2037	0.0616	5.4718	0.0484	5.5202	1.4642	0.0450	1.5092		6,282.3417	6,282.3417	0.3141		6,290.1931

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	397.85	397.85	397.85	1,363,318	1,363,318
City Park	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	636.05	636.05	636.05	1,210,142	1,210,142
Total	1,033.90	1,033.90	1,033.90	2,573,460	2,573,460

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.60	19.00	40.40	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Mye Plaza project - Los Angeles-South Coast County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
City Park	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Strip Mall	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105
NaturalGas Unmitigated	0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105

Mye Plaza project - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2679.23	0.0289	0.2469	0.1051	1.5800e-003		0.0200	0.0200		0.0200	0.0200		315.2040	315.2040	6.0400e-003	5.7800e-003	317.0771
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	75.4849	8.1000e-004	7.4000e-003	6.2200e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004		8.8806	8.8806	1.7000e-004	1.6000e-004	8.9334
Total		0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105

Mye Plaza project - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2.67923	0.0289	0.2469	0.1051	1.5800e-003		0.0200	0.0200		0.0200	0.0200		315.2040	315.2040	6.0400e-003	5.7800e-003	317.0771
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.0754849	8.1000e-004	7.4000e-003	6.2200e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004		8.8806	8.8806	1.7000e-004	1.6000e-004	8.9334
Total		0.0297	0.2543	0.1113	1.6200e-003		0.0205	0.0205		0.0205	0.0205		324.0846	324.0846	6.2100e-003	5.9400e-003	326.0105

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

Mye Plaza project - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.6432	1.1592	6.4858	7.2700e-003		0.1215	0.1215		0.1215	0.1215	0.0000	1,402.1426	1,402.1426	0.0371	0.0255	1,410.6708
Unmitigated	4.6134	1.4511	24.3782	0.0657		3.0403	3.0403		3.0403	3.0403	430.8196	1,402.1426	1,832.9622	2.0511	0.0255	1,891.8402

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2023					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.1321					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.0978	1.3817	18.3562	0.0653		3.0070	3.0070		3.0070	3.0070	430.8196	1,391.2941	1,822.1137	2.0407	0.0255	1,880.7313
Landscaping	0.1812	0.0694	6.0220	3.2000e-004		0.0334	0.0334		0.0334	0.0334		10.8485	10.8485	0.0104		11.1089
Total	4.6134	1.4511	24.3782	0.0657		3.0403	3.0403		3.0403	3.0403	430.8196	1,402.1426	1,832.9622	2.0511	0.0255	1,891.8402

Mye Plaza project - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2023					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.1321					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1275	1.0899	0.4638	6.9600e-003		0.0881	0.0881		0.0881	0.0881	0.0000	1,391.2941	1,391.2941	0.0267	0.0255	1,399.5619
Landscaping	0.1812	0.0694	6.0220	3.2000e-004		0.0334	0.0334		0.0334	0.0334		10.8485	10.8485	0.0104		11.1089
Total	2.6432	1.1592	6.4858	7.2800e-003		0.1215	0.1215		0.1215	0.1215	0.0000	1,402.1426	1,402.1426	0.0371	0.0255	1,410.6708

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

Mye Plaza project - Los Angeles-South Coast County, Winter

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Mye Plaza project - Los Angeles-South Coast County, Annual

Mye Plaza project
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	1.95	Acre	1.95	85,081.00	0
City Park	0.22	Acre	0.22	9,625.00	0
Apartments Mid Rise	73.00	Dwelling Unit	2.05	89,337.00	209
Strip Mall	16.80	1000sqft	0.39	16,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	531.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Mye Plaza project - Los Angeles-South Coast County, Annual

Project Characteristics - Adjusted per the SCE 2019 Corporate Responsibility and Sustainability Report. The report provides intensity factor of CO2e, the CO2 intensity factor is calculated as $534 - 25 * 0.029 - 298 * 0.00617 = 531.4363$ to avoid double counting.

Land Use - per site plan

Construction Phase - anticipated schedule

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - no demolition

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Grading -

Vehicle Trips - per traffic study

Woodstoves - no wood burning fireplaces per rule 445 SCAQMD

Energy Use - 2019 Title 24

Construction Off-road Equipment Mitigation - SCAQMD rule compliance

Water Mitigation -

Waste Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	5.00	7.00
tblConstructionPhase	NumDays	8.00	30.00
tblConstructionPhase	NumDays	230.00	370.00

Mye Plaza project - Los Angeles-South Coast County, Annual

tblConstructionPhase	NumDays	18.00	20.00
tblConstructionPhase	NumDays	18.00	30.00
tblEnergyUse	LightingElect	741.44	519.01
tblEnergyUse	LightingElect	1.75	1.23
tblEnergyUse	LightingElect	6.26	4.38
tblEnergyUse	T24E	252.63	176.84
tblEnergyUse	T24E	3.92	2.74
tblEnergyUse	T24E	4.01	2.81
tblFireplaces	NumberGas	62.05	65.70
tblFireplaces	NumberWood	3.65	0.00
tblGrading	MaterialImported	0.00	100.00
tblLandUse	LandUseSquareFeet	84,942.00	85,081.00
tblLandUse	LandUseSquareFeet	9,583.20	9,625.00
tblLandUse	LandUseSquareFeet	73,000.00	89,337.00
tblLandUse	LotAcreage	1.92	2.05
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	531.44
tblTripsAndVMT	HaulingTripNumber	13.00	12.00
tblTripsAndVMT	WorkerTripNumber	0.00	15.00
tblVehicleTrips	HO_TTP	40.60	40.40
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.60
tblVehicleTrips	ST_TR	6.39	5.45
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	42.04	37.86

Mye Plaza project - Los Angeles-South Coast County, Annual

tblVehicleTrips	SU_TR	5.86	5.45
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	20.43	37.86
tblVehicleTrips	WD_TR	6.65	5.45
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	44.32	37.86

2.0 Emissions Summary

Mye Plaza project - Los Angeles-South Coast County, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1678	1.4953	1.4938	3.1500e-003	0.2366	0.0675	0.3040	0.1054	0.0631	0.1685	0.0000	279.4658	279.4658	0.0524	0.0000	280.7765
2023	0.2571	2.1214	2.5753	5.5500e-003	0.1578	0.0915	0.2494	0.0424	0.0861	0.1285	0.0000	492.4182	492.4182	0.0788	0.0000	494.3881
2024	0.3797	0.0773	0.1258	2.2000e-004	4.8200e-003	3.7400e-003	8.5600e-003	1.2800e-003	3.5300e-003	4.8100e-003	0.0000	19.2154	19.2154	3.9100e-003	0.0000	19.3132
Maximum	0.3797	2.1214	2.5753	5.5500e-003	0.2366	0.0915	0.3040	0.1054	0.0861	0.1685	0.0000	492.4182	492.4182	0.0788	0.0000	494.3881

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1678	1.4953	1.4938	3.1500e-003	0.1403	0.0675	0.2078	0.0557	0.0631	0.1187	0.0000	279.4656	279.4656	0.0524	0.0000	280.7762
2023	0.2571	2.1214	2.5753	5.5500e-003	0.1498	0.0915	0.2413	0.0404	0.0861	0.1265	0.0000	492.4179	492.4179	0.0788	0.0000	494.3877
2024	0.3797	0.0773	0.1258	2.2000e-004	4.5700e-003	3.7400e-003	8.3100e-003	1.2200e-003	3.5300e-003	4.7500e-003	0.0000	19.2153	19.2153	3.9100e-003	0.0000	19.3132
Maximum	0.3797	2.1214	2.5753	5.5500e-003	0.1498	0.0915	0.2413	0.0557	0.0861	0.1265	0.0000	492.4179	492.4179	0.0788	0.0000	494.3877

Mye Plaza project - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	26.19	0.00	18.60	34.72	0.00	17.16	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-1-2022	8-31-2022	0.7615	0.7615
2	9-1-2022	11-30-2022	0.6662	0.6662
3	12-1-2022	2-28-2023	0.6171	0.6171
4	3-1-2023	5-31-2023	0.6066	0.6066
5	6-1-2023	8-31-2023	0.6059	0.6059
6	9-1-2023	11-30-2023	0.6007	0.6007
7	12-1-2023	2-29-2024	0.6257	0.6257
		Highest	0.7615	0.7615

Mye Plaza project - Los Angeles-South Coast County, Annual

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4749	0.0259	0.9822	8.6000e-004		0.0418	0.0418		0.0418	0.0418	4.8854	17.0072	21.8926	0.0243	2.9000e-004	22.5869
Energy	5.4200e-003	0.0464	0.0203	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003	0.0000	247.1619	247.1619	0.0116	3.1700e-003	248.3957
Mobile	0.2429	1.1097	2.9852	0.0114	0.9767	8.7700e-003	0.9854	0.2618	8.1500e-003	0.2699	0.0000	1,052.5878	1,052.5878	0.0515	0.0000	1,053.8764
Waste						0.0000	0.0000		0.0000	0.0000	10.4013	0.0000	10.4013	0.6147	0.0000	25.7687
Water						0.0000	0.0000		0.0000	0.0000	1.9037	29.6100	31.5137	0.1972	4.9500e-003	37.9179
Total	0.7233	1.1820	3.9877	0.0125	0.9767	0.0543	1.0309	0.2618	0.0537	0.3154	17.1904	1,346.3669	1,363.5573	0.8993	8.4100e-003	1,388.5456

Mye Plaza project - Los Angeles-South Coast County, Annual

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4503	0.0223	0.7586	1.3000e-004		5.2700e-003	5.2700e-003		5.2700e-003	5.2700e-003	0.0000	17.0072	17.0072	1.4800e-003	2.9000e-004	17.1305
Energy	5.4200e-003	0.0464	0.0203	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003	0.0000	247.1619	247.1619	0.0116	3.1700e-003	248.3957
Mobile	0.2429	1.1097	2.9852	0.0114	0.9767	8.7700e-003	0.9854	0.2618	8.1500e-003	0.2699	0.0000	1,052.5878	1,052.5878	0.0515	0.0000	1,053.8764
Waste						0.0000	0.0000		0.0000	0.0000	5.2006	0.0000	5.2006	0.3074	0.0000	12.8843
Water						0.0000	0.0000		0.0000	0.0000	1.5230	25.1857	26.7087	0.1578	3.9800e-003	31.8391
Total	0.6986	1.1784	3.7640	0.0118	0.9767	0.0178	0.9944	0.2618	0.0172	0.2789	6.7236	1,341.9426	1,348.6663	0.5298	7.4400e-003	1,364.1261

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	3.41	0.31	5.61	5.83	0.00	67.23	3.54	0.00	68.00	11.57	60.89	0.33	1.09	41.09	11.53	1.76

3.0 Construction Detail

Construction Phase

Mye Plaza project - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2022	5/31/2022	5	0	
2	Site Preparation	Site Preparation	6/1/2022	6/9/2022	5	7	
3	Grading	Grading	6/10/2022	7/21/2022	5	30	
4	Building Construction	Building Construction	7/22/2022	12/21/2023	5	370	
5	Paving	Paving	12/22/2023	1/18/2024	5	20	
6	Architectural Coating	Architectural Coating	1/19/2024	2/29/2024	5	30	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 15

Acres of Paving: 1.95

Residential Indoor: 180,907; Residential Outdoor: 60,302; Non-Residential Indoor: 25,200; Non-Residential Outdoor: 8,400; Striped Parking Area: 5,105 (Architectural Coating – sqft)

OffRoad Equipment

Mye Plaza project - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Mye Plaza project - Los Angeles-South Coast County, Annual

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0632	0.0000	0.0632	0.0348	0.0000	0.0348	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0111	0.1158	0.0689	1.3000e-004		5.6400e-003	5.6400e-003		5.1900e-003	5.1900e-003	0.0000	11.7038	11.7038	3.7900e-003	0.0000	11.7984
Total	0.0111	0.1158	0.0689	1.3000e-004	0.0632	5.6400e-003	0.0689	0.0348	5.1900e-003	0.0400	0.0000	11.7038	11.7038	3.7900e-003	0.0000	11.7984

Mye Plaza project - Los Angeles-South Coast County, Annual

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	1.9000e-004	2.2000e-003	1.0000e-005	6.9000e-004	1.0000e-005	7.0000e-004	1.8000e-004	1.0000e-005	1.9000e-004	0.0000	0.6011	0.6011	2.0000e-005	0.0000	0.6015
Total	2.5000e-004	1.9000e-004	2.2000e-003	1.0000e-005	6.9000e-004	1.0000e-005	7.0000e-004	1.8000e-004	1.0000e-005	1.9000e-004	0.0000	0.6011	0.6011	2.0000e-005	0.0000	0.6015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0270	0.0000	0.0270	0.0149	0.0000	0.0149	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0111	0.1158	0.0689	1.3000e-004		5.6400e-003	5.6400e-003		5.1900e-003	5.1900e-003	0.0000	11.7038	11.7038	3.7900e-003	0.0000	11.7984
Total	0.0111	0.1158	0.0689	1.3000e-004	0.0270	5.6400e-003	0.0327	0.0149	5.1900e-003	0.0201	0.0000	11.7038	11.7038	3.7900e-003	0.0000	11.7984

Mye Plaza project - Los Angeles-South Coast County, Annual

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	1.9000e-004	2.2000e-003	1.0000e-005	6.5000e-004	1.0000e-005	6.6000e-004	1.7000e-004	1.0000e-005	1.8000e-004	0.0000	0.6011	0.6011	2.0000e-005	0.0000	0.6015
Total	2.5000e-004	1.9000e-004	2.2000e-003	1.0000e-005	6.5000e-004	1.0000e-005	6.6000e-004	1.7000e-004	1.0000e-005	1.8000e-004	0.0000	0.6011	0.6011	2.0000e-005	0.0000	0.6015

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0292	0.3128	0.2291	4.4000e-004		0.0141	0.0141		0.0130	0.0130	0.0000	39.0822	39.0822	0.0126	0.0000	39.3982
Total	0.0292	0.3128	0.2291	4.4000e-004	0.0983	0.0141	0.1124	0.0505	0.0130	0.0635	0.0000	39.0822	39.0822	0.0126	0.0000	39.3982

Mye Plaza project - Los Angeles-South Coast County, Annual

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	1.5400e-003	3.8000e-004	0.0000	1.0000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.4519	0.4519	3.0000e-005	0.0000	0.4527
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1000e-004	6.8000e-004	7.8400e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.1469	2.1469	6.0000e-005	0.0000	2.1483
Total	9.6000e-004	2.2200e-003	8.2200e-003	2.0000e-005	2.5700e-003	2.0000e-005	2.6000e-003	6.8000e-004	2.0000e-005	7.0000e-004	0.0000	2.5988	2.5988	9.0000e-005	0.0000	2.6011

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0420	0.0000	0.0420	0.0216	0.0000	0.0216	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0292	0.3128	0.2291	4.4000e-004		0.0141	0.0141		0.0130	0.0130	0.0000	39.0821	39.0821	0.0126	0.0000	39.3981
Total	0.0292	0.3128	0.2291	4.4000e-004	0.0420	0.0141	0.0561	0.0216	0.0130	0.0346	0.0000	39.0821	39.0821	0.0126	0.0000	39.3981

Mye Plaza project - Los Angeles-South Coast County, Annual

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	1.5400e-003	3.8000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.4519	0.4519	3.0000e-005	0.0000	0.4527
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1000e-004	6.8000e-004	7.8400e-003	2.0000e-005	2.3400e-003	2.0000e-005	2.3600e-003	6.2000e-004	2.0000e-005	6.4000e-004	0.0000	2.1469	2.1469	6.0000e-005	0.0000	2.1483
Total	9.6000e-004	2.2200e-003	8.2200e-003	2.0000e-005	2.4400e-003	2.0000e-005	2.4600e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.5988	2.5988	9.0000e-005	0.0000	2.6011

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0990	0.9057	0.9491	1.5600e-003		0.0469	0.0469		0.0442	0.0442	0.0000	134.4006	134.4006	0.0322	0.0000	135.2056
Total	0.0990	0.9057	0.9491	1.5600e-003		0.0469	0.0469		0.0442	0.0442	0.0000	134.4006	134.4006	0.0322	0.0000	135.2056

Mye Plaza project - Los Angeles-South Coast County, Annual

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4000e-003	0.1414	0.0382	3.8000e-004	9.5000e-003	2.7000e-004	9.7600e-003	2.7400e-003	2.5000e-004	3.0000e-003	0.0000	36.8452	36.8452	2.2000e-003	0.0000	36.9002
Worker	0.0229	0.0172	0.1981	6.0000e-004	0.0623	5.0000e-004	0.0628	0.0165	4.6000e-004	0.0170	0.0000	54.2342	54.2342	1.4900e-003	0.0000	54.2715
Total	0.0273	0.1586	0.2362	9.8000e-004	0.0718	7.7000e-004	0.0725	0.0193	7.1000e-004	0.0200	0.0000	91.0794	91.0794	3.6900e-003	0.0000	91.1717

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0990	0.9057	0.9491	1.5600e-003		0.0469	0.0469		0.0442	0.0442	0.0000	134.4005	134.4005	0.0322	0.0000	135.2054
Total	0.0990	0.9057	0.9491	1.5600e-003		0.0469	0.0469		0.0442	0.0442	0.0000	134.4005	134.4005	0.0322	0.0000	135.2054

Mye Plaza project - Los Angeles-South Coast County, Annual

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4000e-003	0.1414	0.0382	3.8000e-004	9.1000e-003	2.7000e-004	9.3600e-003	2.6400e-003	2.5000e-004	2.9000e-003	0.0000	36.8452	36.8452	2.2000e-003	0.0000	36.9002
Worker	0.0229	0.0172	0.1981	6.0000e-004	0.0591	5.0000e-004	0.0595	0.0158	4.6000e-004	0.0162	0.0000	54.2342	54.2342	1.4900e-003	0.0000	54.2715
Total	0.0273	0.1586	0.2362	9.8000e-004	0.0682	7.7000e-004	0.0689	0.0184	7.1000e-004	0.0191	0.0000	91.0794	91.0794	3.6900e-003	0.0000	91.1717

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1997	1.8269	2.0630	3.4200e-003		0.0889	0.0889		0.0836	0.0836	0.0000	294.3920	294.3920	0.0700	0.0000	296.1428
Total	0.1997	1.8269	2.0630	3.4200e-003		0.0889	0.0889		0.0836	0.0836	0.0000	294.3920	294.3920	0.0700	0.0000	296.1428

Mye Plaza project - Los Angeles-South Coast County, Annual

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1500e-003	0.2339	0.0750	8.0000e-004	0.0208	2.7000e-004	0.0211	6.0000e-003	2.6000e-004	6.2600e-003	0.0000	78.1525	78.1525	4.2600e-003	0.0000	78.2590
Worker	0.0472	0.0341	0.3988	1.2700e-003	0.1364	1.0600e-003	0.1374	0.0362	9.7000e-004	0.0372	0.0000	114.4086	114.4086	2.9500e-003	0.0000	114.4822
Total	0.0544	0.2680	0.4738	2.0700e-003	0.1572	1.3300e-003	0.1585	0.0422	1.2300e-003	0.0435	0.0000	192.5611	192.5611	7.2100e-003	0.0000	192.7412

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1997	1.8269	2.0630	3.4200e-003		0.0889	0.0889		0.0836	0.0836	0.0000	294.3917	294.3917	0.0700	0.0000	296.1425
Total	0.1997	1.8269	2.0630	3.4200e-003		0.0889	0.0889		0.0836	0.0836	0.0000	294.3917	294.3917	0.0700	0.0000	296.1425

Mye Plaza project - Los Angeles-South Coast County, Annual

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1500e-003	0.2339	0.0750	8.0000e-004	0.0199	2.7000e-004	0.0202	5.7900e-003	2.6000e-004	6.0500e-003	0.0000	78.1525	78.1525	4.2600e-003	0.0000	78.2590
Worker	0.0472	0.0341	0.3988	1.2700e-003	0.1293	1.0600e-003	0.1304	0.0345	9.7000e-004	0.0355	0.0000	114.4086	114.4086	2.9500e-003	0.0000	114.4822
Total	0.0544	0.2680	0.4738	2.0700e-003	0.1492	1.3300e-003	0.1505	0.0403	1.2300e-003	0.0415	0.0000	192.5611	192.5611	7.2100e-003	0.0000	192.7412

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.7500e-003	0.0264	0.0366	6.0000e-005		1.3100e-003	1.3100e-003		1.2100e-003	1.2100e-003	0.0000	4.9136	4.9136	1.5400e-003	0.0000	4.9522
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.7500e-003	0.0264	0.0366	6.0000e-005		1.3100e-003	1.3100e-003		1.2100e-003	1.2100e-003	0.0000	4.9136	4.9136	1.5400e-003	0.0000	4.9522

Mye Plaza project - Los Angeles-South Coast County, Annual

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.6000e-004	1.9200e-003	1.0000e-005	6.6000e-004	1.0000e-005	6.6000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5515	0.5515	1.0000e-005	0.0000	0.5519
Total	2.3000e-004	1.6000e-004	1.9200e-003	1.0000e-005	6.6000e-004	1.0000e-005	6.6000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5515	0.5515	1.0000e-005	0.0000	0.5519

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.7500e-003	0.0264	0.0366	6.0000e-005		1.3100e-003	1.3100e-003		1.2100e-003	1.2100e-003	0.0000	4.9136	4.9136	1.5400e-003	0.0000	4.9522
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.7500e-003	0.0264	0.0366	6.0000e-005		1.3100e-003	1.3100e-003		1.2100e-003	1.2100e-003	0.0000	4.9136	4.9136	1.5400e-003	0.0000	4.9522

Mye Plaza project - Los Angeles-South Coast County, Annual

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.6000e-004	1.9200e-003	1.0000e-005	6.2000e-004	1.0000e-005	6.3000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.5515	0.5515	1.0000e-005	0.0000	0.5519
Total	2.3000e-004	1.6000e-004	1.9200e-003	1.0000e-005	6.2000e-004	1.0000e-005	6.3000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.5515	0.5515	1.0000e-005	0.0000	0.5519

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.1700e-003	0.0579	0.0856	1.3000e-004		2.7900e-003	2.7900e-003		2.5800e-003	2.5800e-003	0.0000	11.4662	11.4662	3.6000e-003	0.0000	11.5563
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.1700e-003	0.0579	0.0856	1.3000e-004		2.7900e-003	2.7900e-003		2.5800e-003	2.5800e-003	0.0000	11.4662	11.4662	3.6000e-003	0.0000	11.5563

Mye Plaza project - Los Angeles-South Coast County, Annual

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-004	3.5000e-004	4.1800e-003	1.0000e-005	1.5300e-003	1.0000e-005	1.5500e-003	4.1000e-004	1.0000e-005	4.2000e-004	0.0000	1.2470	1.2470	3.0000e-005	0.0000	1.2478
Total	5.0000e-004	3.5000e-004	4.1800e-003	1.0000e-005	1.5300e-003	1.0000e-005	1.5500e-003	4.1000e-004	1.0000e-005	4.2000e-004	0.0000	1.2470	1.2470	3.0000e-005	0.0000	1.2478

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.1700e-003	0.0579	0.0856	1.3000e-004		2.7900e-003	2.7900e-003		2.5800e-003	2.5800e-003	0.0000	11.4662	11.4662	3.6000e-003	0.0000	11.5563
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.1700e-003	0.0579	0.0856	1.3000e-004		2.7900e-003	2.7900e-003		2.5800e-003	2.5800e-003	0.0000	11.4662	11.4662	3.6000e-003	0.0000	11.5563

Mye Plaza project - Los Angeles-South Coast County, Annual

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-004	3.5000e-004	4.1800e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4700e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.2470	1.2470	3.0000e-005	0.0000	1.2478
Total	5.0000e-004	3.5000e-004	4.1800e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4700e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.2470	1.2470	3.0000e-005	0.0000	1.2478

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3692					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7100e-003	0.0183	0.0272	4.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004	0.0000	3.8299	3.8299	2.2000e-004	0.0000	3.8353
Total	0.3719	0.0183	0.0272	4.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004	0.0000	3.8299	3.8299	2.2000e-004	0.0000	3.8353

Mye Plaza project - Los Angeles-South Coast County, Annual

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0800e-003	7.5000e-004	8.9500e-003	3.0000e-005	3.2900e-003	3.0000e-005	3.3100e-003	8.7000e-004	2.0000e-005	9.0000e-004	0.0000	2.6722	2.6722	7.0000e-005	0.0000	2.6738
Total	1.0800e-003	7.5000e-004	8.9500e-003	3.0000e-005	3.2900e-003	3.0000e-005	3.3100e-003	8.7000e-004	2.0000e-005	9.0000e-004	0.0000	2.6722	2.6722	7.0000e-005	0.0000	2.6738

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3692					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7100e-003	0.0183	0.0272	4.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004	0.0000	3.8299	3.8299	2.2000e-004	0.0000	3.8353
Total	0.3719	0.0183	0.0272	4.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004	0.0000	3.8299	3.8299	2.2000e-004	0.0000	3.8353

Mye Plaza project - Los Angeles-South Coast County, Annual

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0800e-003	7.5000e-004	8.9500e-003	3.0000e-005	3.1200e-003	3.0000e-005	3.1400e-003	8.3000e-004	2.0000e-005	8.5000e-004	0.0000	2.6722	2.6722	7.0000e-005	0.0000	2.6738
Total	1.0800e-003	7.5000e-004	8.9500e-003	3.0000e-005	3.1200e-003	3.0000e-005	3.1400e-003	8.3000e-004	2.0000e-005	8.5000e-004	0.0000	2.6722	2.6722	7.0000e-005	0.0000	2.6738

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Mye Plaza project - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2429	1.1097	2.9852	0.0114	0.9767	8.7700e-003	0.9854	0.2618	8.1500e-003	0.2699	0.0000	1,052.5878	1,052.5878	0.0515	0.0000	1,053.8764
Unmitigated	0.2429	1.1097	2.9852	0.0114	0.9767	8.7700e-003	0.9854	0.2618	8.1500e-003	0.2699	0.0000	1,052.5878	1,052.5878	0.0515	0.0000	1,053.8764

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	397.85	397.85	397.85	1,363,318	1,363,318
City Park	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	636.05	636.05	636.05	1,210,142	1,210,142
Total	1,033.90	1,033.90	1,033.90	2,573,460	2,573,460

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.60	19.00	40.40	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Mye Plaza project - Los Angeles-South Coast County, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
City Park	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Strip Mall	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	193.5060	193.5060	0.0106	2.1800e-003	194.4211
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	193.5060	193.5060	0.0106	2.1800e-003	194.4211
NaturalGas Mitigated	5.4200e-003	0.0464	0.0203	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003	0.0000	53.6558	53.6558	1.0300e-003	9.8000e-004	53.9747
NaturalGas Unmitigated	5.4200e-003	0.0464	0.0203	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003	0.0000	53.6558	53.6558	1.0300e-003	9.8000e-004	53.9747

Mye Plaza project - Los Angeles-South Coast County, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	977920	5.2700e-003	0.0451	0.0192	2.9000e-004		3.6400e-003	3.6400e-003		3.6400e-003	3.6400e-003	0.0000	52.1856	52.1856	1.0000e-003	9.6000e-004	52.4957
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	27552	1.5000e-004	1.3500e-003	1.1300e-003	1.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	1.4703	1.4703	3.0000e-005	3.0000e-005	1.4790
Total		5.4200e-003	0.0464	0.0203	3.0000e-004		3.7400e-003	3.7400e-003		3.7400e-003	3.7400e-003	0.0000	53.6558	53.6558	1.0300e-003	9.9000e-004	53.9747

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	977920	5.2700e-003	0.0451	0.0192	2.9000e-004		3.6400e-003	3.6400e-003		3.6400e-003	3.6400e-003	0.0000	52.1856	52.1856	1.0000e-003	9.6000e-004	52.4957
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	27552	1.5000e-004	1.3500e-003	1.1300e-003	1.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	1.4703	1.4703	3.0000e-005	3.0000e-005	1.4790
Total		5.4200e-003	0.0464	0.0203	3.0000e-004		3.7400e-003	3.7400e-003		3.7400e-003	3.7400e-003	0.0000	53.6558	53.6558	1.0300e-003	9.9000e-004	53.9747

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	273746	65.9885	3.6000e-003	7.5000e-004	66.3006
City Park	0	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	353937	85.3190	4.6600e-003	9.6000e-004	85.7225
Strip Mall	175056	42.1985	2.3000e-003	4.8000e-004	42.3980
Total		193.5060	0.0106	2.1900e-003	194.4211

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5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	273746	65.9885	3.6000e-003	7.5000e-004	66.3006
City Park	0	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	353937	85.3190	4.6600e-003	9.6000e-004	85.7225
Strip Mall	175056	42.1985	2.3000e-003	4.8000e-004	42.3980
Total		193.5060	0.0106	2.1900e-003	194.4211

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4503	0.0223	0.7586	1.3000e-004		5.2700e-003	5.2700e-003		5.2700e-003	5.2700e-003	0.0000	17.0072	17.0072	1.4800e-003	2.9000e-004	17.1305
Unmitigated	0.4749	0.0259	0.9822	8.6000e-004		0.0418	0.0418		0.0418	0.0418	4.8854	17.0072	21.8926	0.0243	2.9000e-004	22.5869

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0369					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3891					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0262	0.0173	0.2295	8.2000e-004		0.0376	0.0376		0.0376	0.0376	4.8854	15.7770	20.6624	0.0231	2.9000e-004	21.3271
Landscaping	0.0227	8.6700e-003	0.7528	4.0000e-005		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	1.2302	1.2302	1.1800e-003	0.0000	1.2597
Total	0.4749	0.0259	0.9822	8.6000e-004		0.0418	0.0418		0.0418	0.0418	4.8854	17.0072	21.8926	0.0243	2.9000e-004	22.5869

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0369					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3891					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.5900e-003	0.0136	5.8000e-003	9.0000e-005		1.1000e-003	1.1000e-003		1.1000e-003	1.1000e-003	0.0000	15.7770	15.7770	3.0000e-004	2.9000e-004	15.8708
Landscaping	0.0227	8.6700e-003	0.7528	4.0000e-005		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	1.2302	1.2302	1.1800e-003	0.0000	1.2597
Total	0.4503	0.0223	0.7586	1.3000e-004		5.2700e-003	5.2700e-003		5.2700e-003	5.2700e-003	0.0000	17.0072	17.0072	1.4800e-003	2.9000e-004	17.1305

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	26.7087	0.1578	3.9800e-003	31.8391
Unmitigated	31.5137	0.1972	4.9500e-003	37.9179

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.75624 / 2.9985	24.4683	0.1562	3.9200e-003	29.5419
City Park	0 / 0.262126	0.7020	4.0000e-005	1.0000e-005	0.7053
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.24442 / 0.762708	6.3434	0.0409	1.0200e-003	7.6706
Total		31.5137	0.1972	4.9500e-003	37.9179

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7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	3.805 / 2.81559	20.6909	0.1251	3.1500e-003	24.7551
City Park	0 / 0.246136	0.6592	4.0000e-005	1.0000e-005	0.6623
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.995535 / 0.716183	5.3587	0.0327	8.2000e-004	6.4218
Total		26.7087	0.1578	3.9800e-003	31.8391

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	5.2006	0.3074	0.0000	12.8843
Unmitigated	10.4013	0.6147	0.0000	25.7687

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	33.58	6.8164	0.4028	0.0000	16.8874
City Park	0.02	4.0600e-003	2.4000e-004	0.0000	0.0101
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	17.64	3.5808	0.2116	0.0000	8.8712
Total		10.4013	0.6147	0.0000	25.7687

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8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	16.79	3.4082	0.2014	0.0000	8.4437
City Park	0.01	2.0300e-003	1.2000e-004	0.0000	5.0300e-003
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	8.82	1.7904	0.1058	0.0000	4.4356
Total		5.2006	0.3074	0.0000	12.8843

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

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Equipment Type	Number
----------------	--------

11.0 Vegetation

Health Risk Assessment
Mye Plaza Project
City of South El Monte



Expect More. Experience Better.

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March 2021

TABLE OF CONTENTS

1	INTRODUCTION	
1.1	Project Location.....	1
1.2	Project Description	1
2	ENVIRONMENTAL SETTING	
2.1	Climate	4
2.2	Meteorology.....	4
2.3	Toxic Air Contaminants	5
2.4	Sensitive Receptors.....	6
3	REGULATORY SETTING	
3.1	Federal	7
3.2	State of California	8
3.3	Regional	9
4	SIGNIFICANCE CRITERIA AND METHODOLOGY	
4.1	Health Risk Analysis Thresholds	11
4.2	Methodology.....	11
5	POTENTIAL HEALTH RISK IMPACTS	
5.1	Carcinogenic Risk.....	16
5.2	Non-Carcinogenic Hazards	18
5.3	Off-Site Sensitive Receptors.....	19
6	REFERENCES	
	References.....	21
TABLES		
Table 1	Project Summary	1
Table 2	Age Sensitivity Factors, Fraction of Time at Home, and Daily Breathing Rates	14
Table 3	Unmitigated Risk Assessment Results	17
Table 4	Mitigated Risk Assessment Results	18
Table 5	Chronic and Acute Hazards Assessment Results.....	18
EXHIBITS		
Exhibit 1	Regional and Local Vicinity Map.....	2
Exhibit 2	Site Plan	3
APPENDIX		
Appendix A: Modeling Data		

LIST OF ABBREVIATED TERMS

A	absorption factor from inhalation
ACES	Advanced Collaborative Emissions Study
ASF	age sensitivity factor
AB	Assembly Bill
APN	Assessor's Parcel Number
APS	auxiliary power system
AT	averaging time
AQMP	Air Quality Management Plan
ATCM	Air Toxic Control Measure
CARB	California Air Resources Board
CCAA	California Clean Air Act
CEQA	California Environmental Quality Act
CSMA	California Subdivision Map Act
CPF	cancer potency factor
CGP	Carson General Plan
C_{air}	air concentration from model
C_i	air concentration of substance
DBR	daily breathing rate
DOORS	Diesel Off-Road Reporting System
DPM	Diesel Particulate Matter
DRRP	Diesel Risk Reduction Plan
Dose-air	does through inhalation
du/ac	dwelling units per acre
EMFAC	Emissions Factor Model
ED	exposure duration
EF	exposure frequency
°F	Fahrenheit
FCAA	Federal Clean Air Act
FAH	fraction of time spent at home
GSP	gross state product
GVWR	gross vehicle weight rating
HAP	hazardous air pollutant
HOA	homeowner's association
HQ	health quotient
HRA	health risk assessment
kg	kilograms
L	liter
MATES	Multiple Air Toxics Exposure Study
MICR	Maximum Individual Cancer Risk
mg	milligrams
$\mu\text{g}/\text{m}^3$	micrograms per cubic meter
MSAT	Mobile Source Air Toxic
NAAQS	National Ambient Air Quality Standards
NED	National Elevation Dataset
NESHAP	National Emissions Standards for Hazardous Air Pollutants

LIST OF ABBREVIATED TERMS (CONTINUED)

NO ₂	nitrogen dioxide
NO _x	nitrogen oxides
O ₃	ozone
OEHHA	Office Environmental Health Hazard Assessment
PM	particulate matter
PM ₁₀	particulate matter less than 10 microns in diameter
PM _{2.5}	particulate matter less than 2.5 microns in diameter
PERP	Portable Equipment Registration Program
REL	Reference Exposure Level
REL _i	Reference Exposure Level of substance
Risk _{inh-res}	residential inhalation cancer risk
SB	Senate Bill
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
T-BACT	toxics best available control technology
TAC	Toxic Air Contaminant
U.S. EPA	United States Environmental Protection Agency
VMT	vehicle miles traveled
VOC	volatile organic compound

1 INTRODUCTION

The purpose of this Health Risk Assessment (HRA) is to evaluate potential health risks associated with Toxic Air Contaminants (TAC) including Diesel Particulate Matter (DPM) and Total Organic Gases (TOG) resulting from the implementation of the proposed Mye Plaza Project in the City of South El Monte. This HRA was prepared in accordance with the requirements of the South Coast Air Quality Management District (SCAQMD) and guidance from the Office of Environmental Health Hazard Assessment (OEHHA) to determine if health risks are likely to occur from the Project. Technical data is included as see **Appendix A: Modeling Data**.

1.1 Project Location

The project site is located at 2727 North Rosemead Boulevard in the western portion of the City of South El Monte, Los Angeles County, California. The approximate 1.73-acre project site includes six different parcels legally described as Assessor Parcel Number (APN) 5281-002-005, -006, -009, -010, -011, -018. The property is generally bordered by Mabel Avenue to the north, Rosemead Boulevard (State Route [SR] 164) to the east, a mobile home park and Troy Avenue to the south, and light industrial uses to the west. Regional access is provided by Interstate 10 (I-10), which is located approximately 0.75 miles north of the project site, and SR- 60, which is located approximately 1.4 miles south of the project site. Local access to the project site is currently restricted by locked gates, though site driveways exist on Mabel and Rosemead Boulevard for private access. The project site is shown in a regional and local context on **Exhibit 1, Regional and Local Vicinity Map** and **Exhibit 2, Site Plan**, respectively.

1.2 Project Description

The project would develop a 4-story, 106,137-square foot mixed-use building. **Table 1: Project Summary** identifies proposed uses and associated square footage.

Table 1: Project Summary	
Use Type	Net Square Feet
Residential	89,337
Food Retail	3,170
Commercial Retail	13,630
Total	106,137
Source: SLA Architects, 2020.	

The project would provide 223 vehicle parking spaces throughout a ground floor parking garage and parking deck. The maximum proposed building height would be 60'-0" (to top of roof, excluding parapet). The project would include a mix of one to three-bedroom leasable apartment units ranging in size from 770 square feet (sf) to 1,469 sf.

The project site currently has a General Plan designation of Commercial-Manufacturing (CM). According to the General Plan, the CM designation allows for general commercial and limited manufacturing uses. The project would require a General Plan Amendment to change the designation from CM to Mixed-Use (C/R). The C/R designation allows for a mixture of commercial, office, and residential uses.

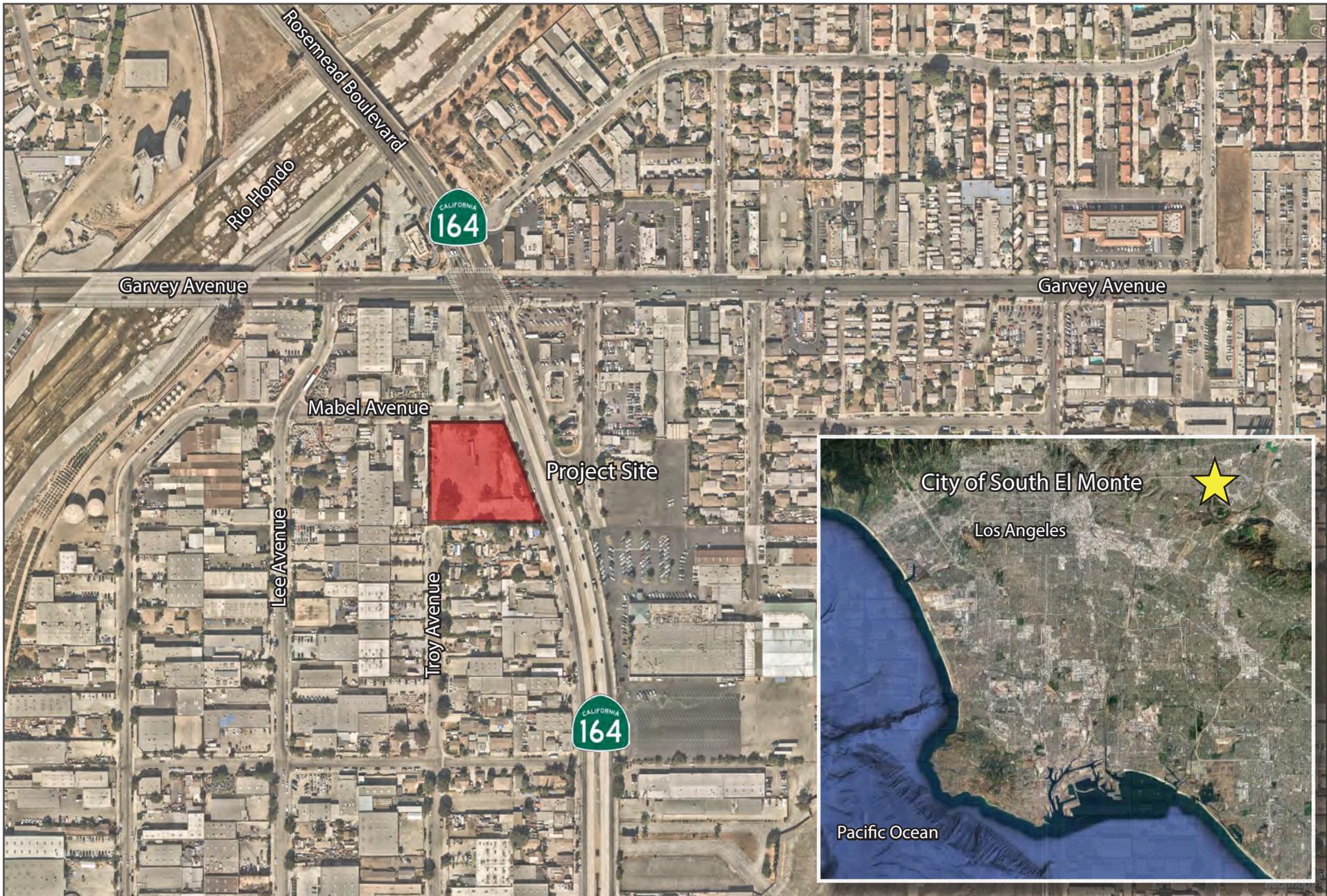


EXHIBIT 1: Regional and Local Vicinity Map
Mye Plaza Mixed-Use Project



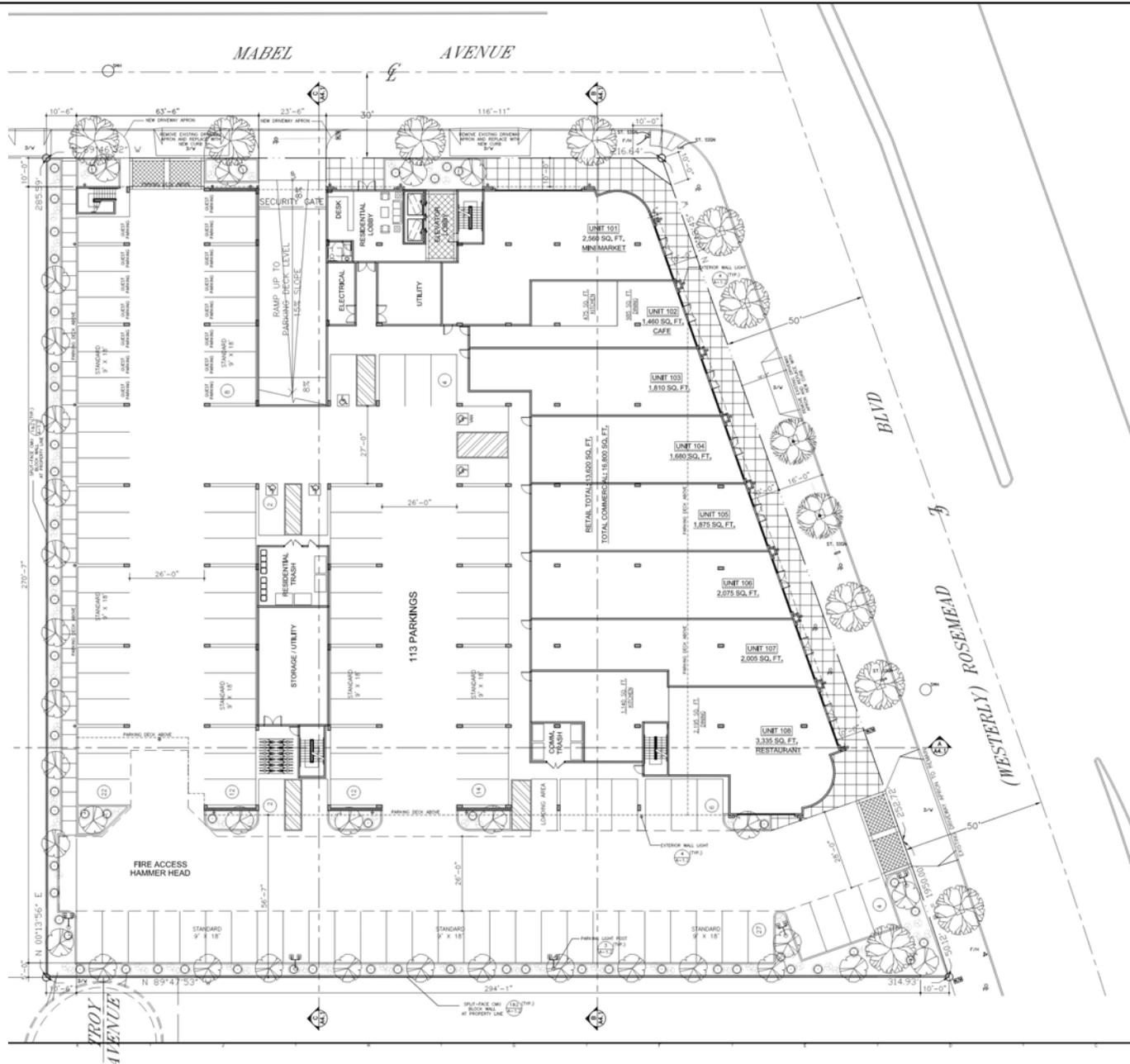


EXHIBIT 2: Site Plan
Mye Plaza Mixed Use Project

NOT TO SCALE

2 ENVIRONMENTAL SETTING

2.1 Climate

The general region lies in the semi-permanent high-pressure zone of the eastern Pacific. The climate is mild and tempered by cool sea breezes. The usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds. The extent and severity of the air pollution problem in the South Coast Air Basin (SCAB) is a function of the area's natural physical characteristics (weather and topography), as well as man-made influences (development patterns and lifestyle). Factors such as wind, sunlight, temperature, humidity, rainfall, and topography all affect the accumulation and/or dispersion of pollutants throughout the SCAB. These factors along with applicable regulations are discussed below.

The average annual temperature varies little throughout the SCAB, averaging 75 degrees Fahrenheit (°F). However, with a less-pronounced oceanic influence, the eastern inland portions of the SCAB show greater variability in annual minimum and maximum temperatures. All portions of the SCAB have had recorded temperatures over 100°F in recent years.

2.2 Meteorology

Although the SCAB has a semi-arid climate, the air near the surface is moist due to the presence of a shallow marine layer. Except for infrequent periods when dry, continental air is brought into the SCAB by offshore winds, the ocean effect is dominant. Periods with heavy fog are frequent, and low stratus clouds, occasionally referred to as "high fog," are a characteristic climate feature. Annual average relative humidity is 70 percent at the coast and 57 percent in the eastern part of the SCAB. Precipitation in the SCAB is typically nine to 14 inches annually and is rarely in the form of snow or hail due to typically warm weather. The frequency and amount of rainfall is greater in the coastal areas of the SCAB.

A temperature inversion is defined as an increase in temperature with height, or to the layer within which such an increase occurs. The height of the inversion is important in determining pollutant concentration. When the inversion is approximately 2,500 feet above sea level, the sea breezes carry the pollutants inland to escape over the mountain slopes or through the passes. At a height of 1,200 feet, the terrain prevents the pollutants from entering the upper atmosphere, resulting in a settlement in the foothill communities. Below 1,200 feet, the inversion puts a tight lid on pollutants, concentrating them in a shallow layer over the entire SCAB. Usually, inversions are lower before sunrise than during the day. Mixing heights for inversions are lower in the summer and more persistent, being partly responsible for the high levels of ozone (O₃) observed during summer months in the SCAB. Smog in Southern California is generally the result of these temperature inversions combining with coastal day winds and local mountains to contain the pollutants for long periods of time, allowing them to form secondary pollutants by reacting with sunlight. The SCAB has a limited ability to disperse these pollutants due to typically low wind speeds.

The area in which the Project is located offers clear skies and sunshine, yet it is still susceptible to air inversions. These inversions trap a layer of stagnant air near the ground, where it is then further loaded with pollutants. These inversions cause haziness, which is caused by moisture, suspended dust, and a variety of chemical aerosols emitted by trucks, automobiles, furnaces, and other sources.

2.3 Toxic Air Contaminants

Toxic Air Contaminants (TACs) are airborne substances capable of causing short-term (acute) and long-term (chronic or carcinogenic, i.e., cancer causing) adverse human health effects (i.e., injury or illness). TACs include both organic and inorganic chemical substances. They may be emitted from a variety of common sources including gasoline stations, automobiles, dry cleaners, industrial operations, and painting operations. The current California list of TACs includes approximately 200 compounds, including particulate emissions from diesel-fueled engines.

Hazardous Air Pollutants (HAP) is a term used by the Federal Clean Air Act (FCAA) that includes a variety of pollutants generated or emitted by industrial production activities. Identified as TACs under the California Clean Air Act (CCAA), ten have been singled out through ambient air quality data as being the most substantial health risk in California. Direct exposure to these pollutants has been shown to cause cancer, birth defects, damage to the brain and nervous system, and respiratory disorders. The California Air Resources Board (CARB) provides emission inventories for only the larger air basins.

TACs do not have ambient air quality standards because no safe levels of TACs can be determined. Instead, TAC impacts are evaluated by calculating the health risks associated with a given exposure. The requirements of the Air Toxic "Hot Spots" Information and Assessment Act (Assembly Bill [AB] 2588) apply to facilities that use, produce, or emit toxic chemicals. Facilities subject to the toxic emission inventory requirements of the act must prepare and submit toxic emission inventory plans and reports, and periodically update those reports.

Mobile sources and industrial facilities are significant sources of TACs. Various common urban facilities also produce TAC emissions, such as gasoline stations (benzene), hospitals (ethylene oxide), and dry cleaners (perchloroethylene). Automobile exhaust also contains TACs such as benzene and 1,3-butadiene. Diesel particulate matter (DPM) was identified as a TAC by CARB in 1998. DPM differs from other TACs in that it is not a single substance but rather a complex mixture of hundreds of substances. SCAQMD research indicates that mobile-source emissions of DPM, benzene, and 1,3-butadiene represent a substantial portion of the ambient background risk from TACs.

In California, on-road diesel-fueled engines contribute approximately 24 percent of the statewide total, with an additional 71 percent attributed to other mobile sources such as construction and mining equipment, agricultural equipment, and transport refrigeration units. Stationary sources contribute about 5 percent of total DPM. It should be noted that CARB has developed several plans and programs to reduce diesel emissions such as the Diesel Risk Reduction Plan (DRRP), the Statewide Portable Equipment Registration Program (PERP), and the Diesel Off-Road Reporting System (DOORS). The PERP and DOORS programs allow owners or operators of portable engines and certain other types of equipment can register their units in order to operate their equipment throughout California without having to obtain individual permits from local air districts.

Diesel exhaust and many individual substances contained in it (including arsenic, benzene, formaldehyde, and nickel) have the potential to contribute to mutations in cells that can lead to cancer. Long-term exposure to diesel exhaust particles poses the highest cancer risk of any TAC evaluated by OEHHA. CARB estimates that about 70 percent of the cancer risk that the average Californian faces from breathing toxic air pollutants stems from diesel exhaust particles.

Exposure to diesel exhaust can have immediate health effects. Diesel exhaust can irritate the eyes, nose, throat, and lungs, and it can cause coughs, headaches, lightheadedness, and nausea. In studies with human volunteers, diesel exhaust particles made people with allergies more susceptible to the materials to which they are allergic, such as dust and pollen. Exposure to diesel exhaust also causes inflammation in the lungs, which may aggravate chronic respiratory symptoms and increase the frequency or intensity of asthma attacks.

Diesel engines are a major source of fine particulate pollution. The elderly and people with emphysema, asthma, and chronic heart and lung disease are especially sensitive to fine-particle pollution. Numerous studies have linked elevated particle levels in the air to increased hospital admissions, emergency room visits, asthma attacks, and premature deaths among those suffering from respiratory problems. Because children's lungs and respiratory systems are still developing, they are also more susceptible than healthy adults to fine particles. Exposure to fine particles is associated with increased frequency of childhood illnesses and can also reduce lung function in children. In California, diesel exhaust particles have been identified as a carcinogen.

2.4 Sensitive Receptors

Sensitive populations are more susceptible to the effects of air pollution than is the general population. Sensitive receptors that are in proximity to localized sources of toxics are of particular concern. Land uses considered sensitive receptors include residences, schools, playgrounds, childcare centers, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. For the purposes of this study, sensitive receptors are the on-site residents that would be located within the project site.

3 REGULATORY SETTING

3.1 Federal

Federal Clean Air Act

The FCAA was amended in 1990 to address the numerous air pollutants that are known to cause or may reasonably be anticipated to cause adverse effects to human health or adverse environmental effects. 188 specific pollutants and chemical groups were initially identified as HAPs, and the list has been modified over time. The FCAA Amendments included new regulatory programs to control acid deposition and for the issuance of stationary source operating permits.

In 2001, the United States Environmental Protection Agency (U.S. EPA) issued its first Mobile Source Air Toxics Rule, which identified 21 mobile source air toxic (MSAT) compounds as being HAPs that required regulation. A subset of six of these MSAT compounds were identified as having the greatest influence on health: benzene, 1,3-butadiene, formaldehyde, acrolein, acetaldehyde, and DPM. More recently, the U.S. EPA issued a second MSAT Rule in February 2007, which generally supported the findings in the first rule and provided additional recommendations of compounds having the greatest impact on health. The rule also identified several engine emission certification standards that must be implemented. Unlike the criteria pollutants, toxics do not have National Ambient Air Quality Standards (NAAQS) making evaluation of their impacts more subjective.

National Emissions Standards for Hazardous Air Pollutants (NESHAPs) were incorporated into a greatly expanded program for controlling toxic air pollutants. The provisions for attainment and maintenance of the NAAQS were substantially modified and expanded. Other revisions included provisions regarding stratospheric ozone protection, increased enforcement authority, and expanded research programs.

Section 112 of the FCAA Amendments governs the federal control program for HAPs. NESHAPs are issued to limit the release of specified HAPs from specific industrial sectors. These standards are technology-based, meaning that they represent the best available control technology an industrial sector could afford. The level of emissions controls required by NESHAPs are not based on health risk considerations because allowable releases and resulting concentrations have not been determined to be safe for the public. The FCAA does not establish air quality standards for HAPs that define legally acceptable concentrations of these pollutants in ambient air.

Federal Emissions Standards for On-Road Trucks

To reduce emissions from on-road, heavy-duty diesel trucks, the U.S. EPA established a series of increasingly strict emission standards for new engines, starting in 1988. The U.S. EPA promulgated the final and cleanest standards with the 2007 Heavy-Duty Highway Rule.¹ The PM emission standard of 0.01 gram per horsepower-hour (g/hp-hr) is required for new vehicles beginning with model year 2007. Also, the NOX and nonmethane hydrocarbon (NMHC) standards of 0.20 g/hp-hr and 0.14 g/hp-hr, respectively, were phased in together between 2007 and 2010 on a percent of sales basis: 50 percent from 2007 to 2009 and 100 percent in 2010.

¹ United States Environmental Protection Agency (U.S. EPA), *Control of Air Pollution from New Motor Vehicles: Heavy-Duty Engine and Vehicle Standards and Highway Diesel Fuel Sulfur Control Requirements*, Final Rule. 40 Code of Federal Regulations, Parts 69, 80, and 86. January 18, 2001.

3.2 State of California

California Air Resources Board

CARB's statewide comprehensive air toxics program was established in 1983 with AB 1807 the Toxic Air Contaminant Identification and Control Act (Tanner Air Toxics Act of 1983). AB 1807 created California's program to reduce exposure to air toxics and sets forth a formal procedure for CARB to designate substances as TACs. Once a TAC is identified, CARB adopts an airborne toxics control measure (ATCM) for sources that emit designated TACs. If there is a safe threshold for a substance at which there is no toxic effect, the control measure must reduce exposure to below that threshold. If there is no safe threshold, the measure must incorporate toxics best available control technology (T-BACT) to minimize emissions.

CARB also administers the State's mobile source emissions control program and oversees air quality programs established by State statute, such as AB 2588. Under AB 2588, TAC emissions from individual facilities are quantified and prioritized by the air quality management district or air pollution control district. High priority facilities are required to perform a health risk assessment and, if specific thresholds are exceeded, required to communicate the results to the public in the form of notices and public meetings. In September 1992, the AB 2588 was amended by Senate Bill (SB) 1731 which required facilities that pose a significant health risk to the community to reduce their risk through a risk management plan.

Diesel Risk Reduction Plan

The identification of DPM as a TAC in 1998 led CARB to adopt the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles (DRRP) in October 2000. The DRRP's goals include an 85 percent reduction in DPM by 2020 from the 2000 baseline². The DRRP includes regulations to establish cleaner new diesel engines, cleaner in-use diesel engines (retrofits), and cleaner diesel fuel.

Truck and Bus Regulation Reducing Emissions from Existing Diesel Vehicles

On December 12, 2008, CARB approved the Truck and Bus Regulation to significantly reduce particulate matter (PM) and oxides of nitrogen (NOX) emissions from existing diesel vehicles operating in California. The regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Heavier trucks must be retrofitted with PM filters beginning January 1, 2012, and older trucks must be replaced starting January 1, 2015. By January 1, 2023, nearly all trucks and buses would need to have 2010 model year engines or equivalent.

The regulation applies to most privately-owned and federally-owned diesel fueled trucks and buses and to privately and publicly owned school buses with a gross vehicle weight rating (GVWR) greater than 14,000 pounds. Small fleets with three or fewer diesel trucks can delay compliance for heavier trucks and there are several extensions for low-mileage construction trucks, early PM filter retrofits, adding cleaner vehicles, and other situations. Privately and publicly owned school buses have different requirements.

Heavy-Duty Vehicle Idling Emission Reduction Program

The purpose of the CARB ATCM to Limit Diesel-Fueled Commercial Motor Vehicle Idling is to reduce public exposure to diesel particulate matter and criteria pollutants by limiting the idling of diesel-fueled commercial vehicles. The driver of any vehicle subject to this ATCM is prohibited from idling the vehicle's

² California Air Resources Board, *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles*, October 2000.

primary diesel engine for greater than five minutes at any location and is prohibited from idling a diesel-fueled auxiliary power system (APS) for more than five minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if it has a sleeper berth and the truck is located within 100 feet of a restricted area (homes and schools).

CARB Final Regulation Order, Requirements to Reduce Idling Emissions from New and In-Use Trucks, beginning in 2008, would require that new 2008 and subsequent model-year heavy-duty diesel engines be equipped with an engine shutdown system that automatically shuts down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to “neutral” or “park”, and the parking brake is engaged.

CARB 2017 Technical Advisory (Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways)

CARB published a Technical Advisory in 2017 to provide planners and other stakeholders involved in land use planning and decision-making with information on scientifically based strategies to reduce exposure to traffic emissions near high-volume roadways. Near-roadway development is a result of a variety of factors, including economic growth, demand for built environment uses, and the scarcity of developable land in some areas. The Technical Advisory notes that research has demonstrated the public health, climate, financial, and other benefits of compact, infill development along transportation corridors, and demonstrates that planners, developers, and local governments can pursue infill development while simultaneously reducing exposure to traffic-related pollution. On-site strategies to remove air pollution identified in the Technical Advisory include the use of particle filtration systems (i.e., high efficiency filtration in mechanical ventilation systems), solid barriers, and vegetation.

California Energy Commission - Title 24 Building Energy Efficiency Standards

The Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in California Code of Regulations (CCR) Title 24 Part 6, were established in 1978 in response to a legislative mandate to reduce California’s energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2019 Energy Standards include requirements for mandatory mechanical ventilation intended to improve indoor air quality in homes, and requirements for Minimum Efficiency Reporting Value (MERV) 13 air filtration on space conditioning systems, and ventilation systems that provide outside air to a dwelling’s occupiable space. The Residential Compliance Manual for the 2019 Building Energy Efficiency Standards notes that air filter efficiencies of at least MERV 13 protect occupants from exposure to the smaller airborne particles (i.e., PM_{2.5}) that are known to adversely affect respiratory health. CCR Title 24 Part 6 requires a particle size efficiency rating equal to or greater than 85 percent in the 1.0 to 0.3 µg range.

3.3 Regional

South Coast Air Quality Management District

The CCAA provides the SCAQMD with the authority to manage transportation activities at indirect sources and regulate stationary source emissions. Indirect sources of pollution are generated when minor sources collectively emit a substantial amount of pollution. An example of this would be the motor vehicles at an intersection, a mall, and on highways. As a State agency, CARB regulates motor vehicles and fuels for their emissions.

Air Toxics Control Plan

The Air Toxics Control Plan (March 2000, revised March 26, 2004) is a planning document designed to examine the overall direction of the SCAQMD's air toxics control program. It includes development and implementation of strategic initiatives to monitor and control air toxics emissions. Control strategies that are deemed viable and are within the SCAQMD's jurisdiction will each be brought to the SCAQMD Board for further consideration through the normal public review process. Strategies that are to be implemented by other agencies will be developed in a cooperative effort, and the progress will be reported back to the Board periodically.

Multiple Air Toxics Exposure Study

The SCAQMD conducted an in-depth analysis of the toxic air contaminants and their resulting health risks for all of Southern California. The Multiple Air Toxics Exposure Study (MATES) in the SCAB (MATES IV) shows that cancer risk has decreased more than 50 percent between MATES III (2008) and MATES IV (2015).

MATES IV is the most comprehensive dataset documenting the ambient air toxic levels and health risks associated with the SCAB emissions. Therefore, MATES IV study represents the baseline health risk for a cumulative analysis. MATES IV estimates the average excess cancer risk level from exposure to TACs is less than 400 in one million basin-wide. These model estimates were based on monitoring data collected at ten fixed sites within the SCAB. None of the fixed monitoring sites are near the project site. However, MATES IV has extrapolated the excess cancer risk levels throughout the SCAB by modeling the specific grids. MATES IV modeling predicted an excess cancer risk of 1,144 in one million for the Project area³. DPM is included in this cancer risk along with all other TAC sources. DPM accounts for 68 percent of the total risk shown in MATES IV. The SCAQMD is currently preparing MATES V, which will be the latest comprehensive study of levels of toxic air pollutants the region, MATES V will include an advanced monitoring component with a focus on refinery emissions.

³ South Coast Air Quality Management District, MATES IV Estimated Risk, <https://scaqmd-online.maps.arcgis.com/apps/webappviewer/index.html?id=470c30bc6daf4ef6a43f0082973ff45f>

4 SIGNIFICANCE CRITERIA AND METHODOLOGY

4.1 Health Risk Analysis Thresholds

Project health risks are determined by examining the types and levels of air toxics generated and the associated impacts on factors that affect air quality. While the final determination of significance thresholds is within the purview of the lead agency pursuant to the State CEQA Guidelines, the SCAQMD recommends that the following air pollution thresholds be used by lead agencies in determining whether the impacts from a project are significant. If the lead agency finds that a project has the potential to exceed the air pollution thresholds, the project should be considered significant. The thresholds for air toxic emissions are as follows.

- **Cancer Risk:** Emit contaminants that exceed the maximum individual cancer risk of 10 in one million.
- **Non-Cancer Risk:** Emit contaminants that exceed the maximum hazard quotient of 1.

Cancer risk is expressed in terms of expected incremental incidence per million population. The SCAQMD has established an incidence rate of 10 persons per million as the maximum acceptable incremental cancer risk due to DPM exposure. This threshold serves to determine if a given project has a potentially significant development-specific and cumulative impact. The 10 in one million standard is a health-protective significance threshold. A risk level of 10 in one million implies a likelihood that up to 10 persons, out of one million equally exposed people would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time. This risk would be an excess cancer that is in addition to any cancer risk borne by a person not exposed to these air toxics. To put this risk in perspective, the risk of dying from accidental drowning is 1,000 in one million which is 100 times more than the SCAQMD's threshold of 10 in one million.

The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a hazard index (HI), expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A HI less than 1.0 means that adverse health effects are not expected. Within this analysis, non-carcinogenic exposures less than 1.0 are considered less than significant.

4.2 Methodology

Emissions Rates

A portion of the project site is adjacent to Rosemead Boulevard (SR-164), with another side adjacent to Maple Avenue. Due to the traffic volumes on SR-164, the resulting emissions could result in pollutant concentrations at the project site. Emissions from vehicle traffic along SR-164 were calculated using information derived from traffic count, vehicle fleet profile, vehicle speed data collected by the California Department of Transportation (Caltrans) 2018 and 2019 Annual Average Daily Traffic (AADT) census⁴. An emission rate for PM₁₀ (DPM) and Total Organic Gases (TOG) were calculated using 2019 and 2018 Caltrans traffic census data and a CARB 2017 Emission FACTor (EMFAC)⁵ model run for Los Angeles

⁴ Caltrans, *Traffic Census Program – Traffic Volumes and Truck Traffic*, <https://dot.ca.gov/programs/traffic-operations/census>, 2019 and 2018.

⁵ California Air Resources Board, *EMFAC 2017 Web Database*, www.arb.ca.gov/emfac/2017/, March 2019.

County; refer to **Appendix A**. To quantify the toxic air contaminants (TACs) associated with the TOG fraction, the CARB speciation profile provided was used.

Dispersion Modeling

The air dispersion modeling for the HRA was performed using the U.S. EPA AERMOD dispersion model. AERMOD is a steady-state, multiple-source, Gaussian dispersion model designed for use with emission sources situated in terrain where ground elevations can exceed the stack heights of the emission sources (not a factor in this case). AERMOD requires hourly meteorological data consisting of wind vector, wind speed, temperature, stability class, and mixing height. Surface and upper air meteorological data is provided by the SCAQMD. Surface and upper air meteorological data from the Pico Rivera Monitoring Station was selected as being the most representative for meteorology based on proximity to the project site.

The emission source in the model are line volume sources (comprised of smaller adjacent volume sources) along SR-164. For mobile sources, two sets of volume sources were created. One set to characterize light-, medium-, and heavy-duty truck DPM (PM₁₀) emissions and another set for gasoline powered automobiles TOG emissions. Heavy duty vehicle emissions were assigned a release height of 12.8 feet (3.9 meters), a plume height of 23 feet (7.1 meters). A release height of 12.8 feet resembles the average stack height for trucks and the plume height is based on U.S. EPA guidance for vehicle volume sources. For automobile sources, a release height of two feet (0.60 meters) and a plume height of 6 feet (1.93 meters) was used.

AERMOD was run to obtain the peak 1-hour and annual average concentration in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) of PM₁₀ at the future potential on-site sensitive receptors. According to the SCAQMD's Supplemental Guidelines for Preparing Risk Assessments for AB 2588, air dispersion modeling is required to estimate annual average concentrations to calculate the Maximum Individual Cancer Risk (MICR), the maximum chronic HI, the zones of impact, and excess cancer burden, as well as peak hourly concentrations to calculate the health impact from substances with acute non-cancer health effects. To achieve these goals, a receptor grid was placed over the project site to cover the zone of impact. According to the SCAQMD, in order "to identify the maximum impacted receptors (i.e., peak cancer risk and peak hazard indices), a grid spacing of 20 meters or less must be used"⁶. Due to the size of the project site, on-site receptors were modeled with a 6-meter grid spacing. In addition, National Elevation Dataset (NED) terrain data was imported into AERMOD for the Project. The modeling and analysis was prepared in accordance with the SCAQMD Modeling Guidance for AERMOD⁷.

Additionally, the SCAQMD has published the Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations⁸ which discusses the methods used by SCAQMD staff to estimate cancer risks associated with gasoline service stations. The methods outlined in the document are consistent with the SCAQMD's risk assessment procedures for Rule 1401 and California Air Pollution Control Officer Association (CAPCOA) risk assessment guidance for gasoline service stations. In Table 3 of the guidelines, residential cancer risks per million for residents at specific distances from gasoline service stations are provided. These cancer risks (associated with the existing gasoline service station on the northeast corner

⁶ SCAQMD, *AB 2588 and Rule 1402 Supplemental Guidelines*, July 2018. Available at: <http://www.aqmd.gov/docs/default-source/planning/risk-assessment/ab2588supplementalguidelines.pdf>, Page 16. Accessed March 25, 2021.

⁷ South Coast Air Quality Management District, *SCAQMD Modeling Guidance for AERMOD*, www.aqmd.gov/home/air-quality/air-quality-data-studies/meteorological-data/modeling-guidance, March 2019.

⁸ South Coast Air Quality Management District, *Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*, January 2007.

of Rosemead Boulevard and Garvey Avenue) were considered in addition to the cancer risks associated with a development being adjacent to SR-164.

Note that the concentration estimate developed using this methodology is conservative and is not a specific prediction of the actual concentrations that would occur at the project site any one point in time. Actual 1-hour and annual average concentrations are dependent on many variables, particularly the number and type of equipment working at specific distances during time periods of adverse meteorology.

Residents could occupy the proposed on-site housing for over 30 years. A health risk computation was performed to determine the risk of developing an excess cancer risk calculated on these worst-case exposure duration scenarios. The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the OEHHA Guidance Manual. Only the risk associated with the worst-case location of the site was assessed.

Risk and Hazard Assessment

Cancer Risk. Based on the OEHHA methodology, residential inhalation cancer risk from annual average DPM and benzene concentrations are calculated by multiplying the daily inhalation dose, cancer potency factor, age sensitivity factor (ASF), frequency of time spent at home, and exposure duration divided by averaging time, yielding the excess cancer risk. These factors are discussed in more detail below. It is important to note that exposure duration is based on continual heavy truck operation at the along SR-164. Exposure through inhalation (Dose-air) is a function of breathing rate, exposure frequency, and concentration of substance in the air. To estimate cancer risk, the dose was estimated by applying the following formula to each ground-level concentration:

$$\text{Dose-air} = C_{\text{air}} * (\text{BR}/\text{BW}) * A * \text{EF} * 10^{-6}$$

Dose-air =	dose through inhalation (mg/kg/day)
C_{air} =	air concentration ($\mu\text{g}/\text{m}^3$) from air dispersion model
(DBR/BW) =	daily breathing rate normalized to body weight (L/kg bodyweight-day)
A =	inhalation absorption factor (unitless)
EF =	exposure frequency (approximately 350 days per year for residential)
10^{-6} =	conversion factor (micrograms to milligrams, liters to cubic meters)

OEHHA developed ASFs to consider the increased sensitivity to carcinogens during early-life exposure. Fraction of time at home (FAH) during the day is used to adjust exposure duration and cancer risk from a specific facility's emissions, based on the assumption that exposure to the facility's emissions are not occurring away from home. The factors used in the health risk assessment are shown in **Table 2: Age Sensitivity Factors, Fraction of Time at Home, and Daily Breathing Rates.**

Age	Default Age Sensitivity Factor ¹ (ASF)	Fraction of Time at Home (FAH)	Daily Breathing Rate (L/kg BW-day ²)
Third trimester	10	85%	361
0 to 2 years	10	85%	1,090
Ages 2 through 15 years	3	72%	745
Ages 16 and greater	1	73%	335

1. Accounts for potential increased sensitivity to carcinogens during childhood.
2. 95th percentile daily breathing rate normalized to body weight (L/kg body weight - day)

Source: California Office of Environmental Health Hazard Assessment, *Air Toxics Program Guidance Manual for the Preparation of Health Risk Assessments*, February 2015.

To estimate the cancer risk, the dose is multiplied by the cancer potency factor, the ASF, the exposure duration divided by averaging time, and the frequency of time spent at home (for residents only):

$$\text{Risk}_{\text{inh-res}} = (\text{Dose}_{\text{air}} * \text{CPF} * \text{ASF} * (\text{ED}/\text{AT}) * \text{FAH})$$

Risk _{inh-res} =	residential inhalation cancer risk (potential chances per million)
Dose _{air} =	daily dose through inhalation (mg/kg-day)
CPF =	inhalation cancer potency factor (mg/kg-day ⁻¹)
ASF =	age sensitivity factor for a specified age group (unitless)
ED =	exposure duration (years)
AT =	averaging time of lifetime cancer risk (years)
FAH =	fraction of time spent at home (unitless)

Chronic Non-Cancer Hazard. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the REL for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The following equation was used to determine the non-cancer risk:

$$\text{Hazard Quotient} = C_i / \text{REL}_i$$

C _i =	concentration in the air of substance i (annual average concentration in µg/m ³)
REL _i =	chronic noncancer Reference Exposure Level for substance (µg/m ³)

Acute Non-Cancer Hazard. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts. The equation is as follows:

$$\text{Acute HQ} = \text{Maximum Hourly Air Concentration (µg/m}^3\text{)} / \text{Acute REL (µg/m}^3\text{)}$$

Health Risk Computation

A health risk computation was performed to determine the risk of developing an excess cancer risk calculated on a 30-year exposure scenario using CARB's Risk Assessment Stand Alone Tool (RAST). Health risk were analyzed at the point of maximum impact and are a conservative estimate. The pollutant concentrations are then used to estimate the long-term cancer health risk to an individual as well as the non-cancer chronic health index.

The on-site impacts would occur from the vehicles along Rosemead Boulevard. The cancer and chronic health risks are based on the annual average concentration of PM₁₀ (used as a proxy for DPM) and TOG. As DPM does not have short-term toxicity values, acute risks were conservatively evaluated using hourly PM₁₀ concentrations and the REL for acrolein. The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the U.S. EPA *Human Health Evaluation Manual* (1991) and the OEHHA Guidance Manual (2015).

5 POTENTIAL HEALTH RISK IMPACTS

CARB identified DPM as a TAC in 1998. Mobile sources (including trucks, buses, automobiles, trains, ships, and farm equipment) are by far the largest source of diesel emissions. The exhaust from diesel engines includes hundreds of different gaseous and particulate components, many of which are toxic. Diesel exhaust is composed of two phases, either gas or particulate – both contribute to the risk. The gas phase is composed of many of the urban TACs, such as acetaldehyde, acrolein, benzene, 1,3-butadiene, formaldehyde, and polycyclic aromatic hydrocarbons. The particulate phase has many different types that can be classified by size or composition. The sizes of diesel particulates of greatest health concern are fine and ultrafine particles. These particles may be composed of elemental carbon with adsorbed compounds such as organics, sulfates, nitrates, metals, and other trace elements. Diesel exhaust is emitted from a broad range of on- and off-road diesel engines. As the Project proposes residences proximate to SR-164, an analysis of DPM was performed using the U.S. EPA-approved AERMOD model.

5.1 Carcinogenic Risk

Vehicle DPM emissions were estimated using emission factors for coarse particulate matter less than 10 microns in diameter (PM_{10}) generated with the EMFAC developed by CARB. EMFAC is a mathematical model that was developed to calculate emission rates from motor vehicles that operate on highways, freeways, and local roads in California and is commonly used by CARB to project changes in future emissions from on-road mobile sources. EMFAC, incorporates regional motor vehicle data, information and estimates regarding the distribution of vehicle miles traveled (VMT) by speed, and number of starts per day. The model includes the emissions benefits of the truck and bus rule and the previously adopted rules for other on-road diesel equipment.

For this Project, annual average PM_{10} and TOG emission factors were generated by running EMFAC for vehicles in the SCAQMD within the Los Angeles County portion of the SCAB. EMFAC generates emission factors in terms of grams of pollutant emitted per vehicle activity and can calculate a matrix of emission factors at specific values of vehicle speed, temperature, and relative humidity. The model was run for vehicles traveling along Rosemead Boulevard (SR-164). The resulting values were then combined with the additional SCAQMD-derived cancer risk based on receptor proximity to the nearby gas station at the northeast corner of Rosemead Boulevard and Garvey Avenue.

Based on the AERMOD outputs, the highest expected annual average diesel PM_{10} emission concentrations from diesel truck traffic at the closest residential receptor on the project site would be $0.0189 \mu\text{g}/\text{m}^3$ and highest expected annual TOG emission concentrations from automobile traffic at the project site would be $1.13 \mu\text{g}/\text{m}^3$. The highest expected hourly TOG emission concentrations at the closest residential receptor on the project site would be $2.54 \mu\text{g}/\text{m}^3$. The calculations conservatively assume no cleaner technology or lower emissions in future years. **Table 3: Unmitigated Risk Assessment Results** shows the highest calculated unmitigated carcinogenic risk at the project site due to State Route and gasoline service station emissions is 17.83 per million for residents.

Exposure Scenario	Risk per Million				Exceeds Significance Threshold?
	PM ₁₀ and TOG Cancer Risk	Benzene Cancer Risk ¹	Unmitigated Total Cancer Risk	Significance Threshold	
Residents	17.55	0.28	17.83	10	Yes

Notes:
¹ Refer to SCAQMD *Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*. Residential cancer risks presented in Table 3 for Pico Rivera were used as the closest representative values for the Project.
 Refer to **Appendix A: Modeling Data**.

The pollutant concentrations modeled in AERMOD represent the exposure levels outdoors. OEHH conservatively does not include indoor exposure adjustments for residents. However, the typical person spends the majority of time indoors rather than remaining outdoors in the same location for 24 hours a day.⁹ Therefore, the AERMOD outdoor pollutant concentrations are not representative of actual exposure at the project site. As noted in Section 3 above, CCR Title 24 Part 6 requires new development to use MERV 13 air filtration on space conditioning systems and ventilation systems that provide outside air to the occupiable space of a dwelling. A MERV 13 filter has a particle removal efficiency in the range of 80-90 percent. An 80 percent removal efficiency was conservatively used for the purposes of this study. According to the U.S. EPA’s *Exposure Factor Handbook* (2011), on average, people spend 90 percent of their time indoors. As residents are not always indoors, the filtration’s overall effectiveness accounts for the time spent outdoors, which equates to approximately three hours per day. It is noted that this is a conservative assumption for this Project, as all of the time spent outdoors would not occur at the Project site.

Mitigation Measure HRA-1 would require the installation of sealed Heating Ventilation and Air Conditioning (HVAC) systems to filter ambient air introduced into the interior living spaces for all residential units. The Project’s air filtration systems would include efficiencies equal to or exceeding a MERV 13 (or equivalent system) as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2. The average particle size efficiency removal based on ASHRAE Standard 52.2 for MERV 13 is approximately 50 percent or greater in the 0.30-1.0 µm range, equal to or greater than 85 percent in the 1.0-3.0 µm range, and 90 percent or greater for 3.0 to 10 µg/m³. The filters would be installed in residential units prior to occupancy, and maintenance with filters of the same value would be included in the Project’s operation and maintenance manual.

As shown in **Table 4: Mitigated Risk Assessment Results**, air filtration as a mitigation may reduce PM₁₀ emission exposure conservatively by 72 percent leading to a maximum mitigated carcinogenic risk of 8.27 per million residents. It should be noted that reductions from filtration required in Mitigation Measure HRA-1 were only applied to particulate (PM₁₀) concentrations and no reduction was applied to roadway TOG gasoline and gas station benzene concentrations. With the implementation of Mitigation Measure HRA-1, impacts related to cancer risk would be reduced to a less than significant level.

⁹ California Air Resources Board Research Division and University of California, Berkeley, *Activity Patterns of California Residents*, May 1991. The study indicates that on average, adults and adolescents in California spent almost 15 hours per day inside their homes, and 6 hours in other indoor locations, for a total of 21 hours (87% of the day). Approximately two hours per day were spent in transit, and just over one hour per day was spent in outdoor locations.

Table 4: Mitigated Risk Assessment Results (Risk per Million Residents)

Exposure Scenario	PM ₁₀ and TOG Cancer Risk ¹	Benzene Cancer Risk ²	Mitigated Total Cancer Risk	Significance Threshold	Exceeds Significance Threshold?
Residents ³	8.42	0.24	8.66	10	No

Notes:
¹ Mitigated PM₁₀ emissions cancer risk shown as conservatively reduced by 72 percent based on air filter mitigation.
² Refer to SCAQMD *Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*. Residential cancer risks presented in Table 3 for Pico Rivera were used as the closest representative values for the Project.
³ The maximum cancer risk from PM₁₀ in freeway emissions would be experienced along the northeast property line of Parcel A and based on worst-case exposure durations for the Project, 95th percentile breathing rates, and 30-year averaging time. Refer to **Appendix A: Modeling Data**.

5.2 Non-Carcinogenic Hazards

The significance thresholds for TAC exposure also require an evaluation of non-cancer risk known as hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the REL for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive receptors. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts.

Acute and chronic impacts are shown in **Table 5: Chronic and Acute Hazard Assessment Results**. An acute or chronic hazard index of 1.0 is considered individually significant. The hazard index is calculated by dividing the acute or chronic exposure by the reference exposure level. The chronic hazard is calculated based on the REL for DPM. As DPM does not have short-term toxicity values, acute risks were conservatively evaluated using hourly PM₁₀ concentrations and the REL for acrolein. The highest maximum chronic and acute hazard index associated with both DPM and TOG emissions at the Project site would be 0.008 and 0.001, respectively. It should be noted that there is no acute REL for DPM and the hazard index shown is from freeway TOG emissions and gas station benzene emissions. Chronic and acute non-carcinogenic hazards are not calculated for gas service station emissions because the emissions of toluene and xylene, primarily responsible for these hazards, do not begin to cause adverse health effects until the cancer risk from benzene exceeds more than 100 per million. Since preliminary SCAQMD calculations do not show any gasoline service stations in the SCAB exceeding this value, non-carcinogenic hazards from gasoline service stations are typically negligible. Therefore, non-carcinogenic hazards are within acceptable limits and less than significant.

Table 5: Chronic and Acute Hazards Assessment Results

Emissions Sources	Chronic Hazard	Acute Hazard
Operations	0.008	0.001
<i>SCAQMD Threshold</i>	<i>1.0</i>	<i>1.0</i>
Threshold Exceeded?	No	No

Refer to **Appendix A: Modeling Data**.

As described above, impacts related to residential cancer risk would be less than significant with mitigation and non-carcinogenic hazards are calculated to be within acceptable limits. It should be noted that the impacts mentioned are used to assess the Project's incremental contribution to health risk impacts to remain consistent with the SCAQMD guidance and methodology. The SCAQMD has not established separate cumulative thresholds and does not require combining impacts from cumulative projects¹⁰. The SCAQMD considers projects that do not exceed the project-specific thresholds to generally not be cumulatively significant. Therefore, impacts related to health risk from the Project would be less than significant with mitigation.

5.3 Off-Site Sensitive Receptors

The proposed Project would not be considered a long-term source of TACs that would pose a possible risk to off-site uses. Sources of TACs typically include gasoline stations, diesel exhaust, dry cleaners, industrial operations, and painting operations. The Project involves the development of residential and commercial/food service uses and would not include new stationary sources that emit TACs or other new sources of DPM. Therefore, no impacts to surrounding receptors associated with TACs would occur.

Mitigation Measures:

MM HRA-1 All residential developments shall install sealed HVAC systems in conjunction with Minimum Efficiency Reporting Value (MERV 13) or higher rated filters. The sealed air systems shall be designed such that all ambient air introduced into the interior living space would be filtered through MERV 13 or higher rated filters to remove Diesel Particulate Matter (DPM) and other Particulate Matter (PM). The filters shall have a designated efficiency equal to or greater than MERV 13 when tested in accordance with ASHRAE Standard 52.2, or a particle size efficiency rating equal to or greater than 50 percent in the 0.30-1.0 µm range and equal to or greater than 85 percent in the 1.0-3.0 µm range, when tested in accordance with Air-Conditioning, Heating, and Refrigeration Institute (AHRI) Standard 680 (California Energy Commission, 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings Section 150.0[m][12]). The installation of the filters shall be confirmed by the City of Carson Building Official prior to issuance of certificate of occupancy. Additionally, the following measures shall be implemented:

- The potential health impacts shall be disclosed to prospective residents regarding living proximate to SR-164 and the reduced effectiveness of air filtration system when windows are open or when residents are outdoors (e.g., in the common areas).
- The filters shall be changed semi-annually by the leasing operator and the building, leasing operator, or the Homeowners Association of the multi-family buildings would be required to provide a report to the City's building official or designee, semi-annually, to ensure compliance.
- Information shall be provided to residents on the potential increase in energy costs for running the HVAC system to prospective residents.

¹⁰ South Coast Air Quality Management District, *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*, August 2003.

- Information shall be provided to residents on the recommended schedules (e.g., annually or semi-annually) for replacing the enhanced filtration units.
- For all residential buildings, the residential building air intakes shall be installed on the façade furthest away from SR-164 to ensure that air drawn into the building has lower PM concentrations.

Level of Significance: Less than significant impact with mitigation.

6 REFERENCES

1. California Air Pollution Control Officers Association, *Health Risk Assessment for Proposed Land Use Projects*, July 2009.
2. California Air Resources Board, *EMFAC 2017 Web Database*, Available at: www.arb.ca.gov/emfac/2017/, March 2021.
3. California Air Resources Board, *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles*, October 2000.
4. California Office of Environmental Health Hazard Assessment, *Air Toxics Hot Spots Program Risk Assessment Guidelines*, August 2003.
5. California Office of Environmental Health Hazard Assessment, *Air Toxics Hot Spots Program Risk Assessment Guidance Manual for Preparation of Health Risk Assessments*, February 2015.
6. Caltrans, *Traffic Census Program*, <https://dot.ca.gov/programs/traffic-operations/census>, 2018 and 2019.
7. Health Effects Institute, *Advanced Collaborative Emissions Study (ACES): Lifetime Cancer and Non-Cancer Assessment in Rats Exposed to New-Technology Diesel Exhaust*, January 2015.
8. Lakes Environmental, *AERMOD View Gaussian Plume Air Dispersion Model*, Version 9.9.0
9. Ralph Proper, et al., *Ambient and Emission Trends of Toxic Air Contaminants in California*, Environmental Science and Technology, September 2015.
10. South Coast Air Quality Management District, *Air Toxics Control Plan for the Next Ten Years*, March 2000.
11. South Coast Air Quality Management District, *Addendum to the Air Toxics Control Plan*, March 2004.
12. South Coast Air Quality Management District, *Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*, January 2007.
13. South Coast Air Quality Management District, *Multiple Air Toxics Exposure Study (MATES IV)*, May 1, 2015.
14. South Coast Air Quality Management District, *SCAQMD Meteorological Data for AERMOD*, www.aqmd.gov/home/air-quality/air-quality-data-studies/meteorological-data/aermod-table-1, March 2021.
15. South Coast Air Quality Management District, *SCAQMD Modeling Guidance for AERMOD*, <https://www.aqmd.gov/home/air-quality/meteorological-data/modeling-guidance>, March 2021.
16. South Coast Air Quality Management District, *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*, August 2003.
17. United States Environmental Protection Agency, *Exposure Factors Handbook: 2011 Edition*, September 2011.

Appendix A

Modeling Data

Traffic Volumes

From	AADT	Percent Trucks	Truck ADT	Other Vehicle ADT
Rosemead (SR 164)	77000	4.47%	3,442	73,558

Source: Caltrans Traffic Data Branch, 2017 Annual Average Daily Traffic Volumes, <https://dot.ca.gov/programs/traffic-operations/census/traffic-volumes/2017/route-280-405>

Freeway Emissions	Speed (mph)	Trips (veh/day)	Emission Factor (g/mi)	Length (mi)	Emissions (g/day)	Emission Rate (g/sec)	Total Emission Rate (g/sec)
NB 50 MPH Truck Traffic	50	1,721	9.97E-03	0.48	8.20E+00	9.49E-05	9.49E-05
SB 50 MPH Truck Traffic	50	1,721	9.97E-03	0.47	8.06E+00	9.33E-05	9.33E-05
NB 50 MPH Auto Traffic	50	36,779	2.37E-02	0.48	4.16E+02	4.82E-03	4.82E-03
SB 50 MPH Auto Traffic	50	36,779	2.37E-02	0.47	4.09E+02	4.73E-03	4.73E-03

EMFAC2017 (v1.0.2) Emission Rates

Region Type: Sub-Area

Region: Los Angeles (SC)

Calendar Year: 2024

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/day for VMT, g/mile for RUNEX, PMBW and PMTW. Note 'day' in the unit is operation day.

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	miles/day VMT	gr/miles PM10_RUNEX	gr/day Weighted	gr/miles TOG_RUNEX	gr/day Weighted
Los Angeles (SC)	2024	LDA	Aggregated	50	GAS	8963249.5	0.000963718	8638.040722	0.007930787	71085.62333
Los Angeles (SC)	2024	LDA	Aggregated	50	DSL	89111.497	0.004971518	443.0193756	0.009188736	818.8220464
Los Angeles (SC)	2024	LDT1	Aggregated	50	GAS	1064475.1	0.001378019	1466.867172	0.023102811	24592.36672
Los Angeles (SC)	2024	LDT1	Aggregated	50	DSL	342.34629	0.091723332	31.40114302	0.137955095	47.2284156
Los Angeles (SC)	2024	LDT2	Aggregated	50	GAS	3162742.4	0.001032363	3265.098864	0.014347702	45378.08582
Los Angeles (SC)	2024	LDT2	Aggregated	50	DSL	25722.411	0.003899141	100.2952995	0.009985566	256.8528298
Los Angeles (SC)	2024	MCY	Aggregated	50	GAS	77599.218	0.00160354	124.4334495	2.070363934	160658.6229
Los Angeles (SC)	2024	MDV	Aggregated	50	GAS	1944457.2	0.001066254	2073.285137	0.018768673	36494.88177
Los Angeles (SC)	2024	MDV	Aggregated	50	DSL	52419.865	0.003237898	169.7301936	0.006721665	352.3487945
Los Angeles (SC)	2024	MH	Aggregated	50	GAS	18089.389	0.000922339	16.68455639	0.039837737	720.6403365
Los Angeles (SC)	2024	MH	Aggregated	50	DSL	6392.6596	0.056318102	360.0224544	0.042075736	268.97586
Los Angeles (SC)	2024	OBUS	Aggregated	50	GAS	14714.086	0.000689906	10.15132903	0.049874491	733.8575486
Los Angeles (SC)	2024	OBUS	Aggregated	50	DSL	22575.136	0.011501756	259.6537207	0.008716036	196.7656914
Los Angeles (SC)	2024	SBUS	Aggregated	50	GAS	1847.5372	0.000593668	1.096822932	0.033189823	61.31943124
Los Angeles (SC)	2024	SBUS	Aggregated	50	DSL	3313.6998	0.027769911	92.02114911	0.045248006	149.9383075
Los Angeles (SC)	2024	UBUS	Aggregated	50	GAS	804.28897	0.000752931	0.605573744	0.007248036	5.829515167
Los Angeles (SC)	2024	UBUS	Aggregated	50	DSL	14.723178	0.011861814	0.174643603	0.042364239	0.623736226
Los Angeles (SC)	2024	UBUS	Aggregated	50	NG	5712.9814	0.001364007	7.792545334	4.182410005	23894.03052

DPM (Trucks)	0.0099659	gr/miles
TOG (All Other Vehicles)	0.0236655	gr/miles

Toxic Air Contaminant Concentrations

INDEX	POLID	Percentage	μgr/m3	μgr/m3	μgr/m3	μgr/m3
			AERMOD Annual	Annual MER Concentration	Aermod Hourly	Acute Concentration
1	9901 DPM	1	1.89E-02	1.89E-02		
2	75070 Acetaldehyde	2.80E-03	1.13	3.16E-03	2.54	7.11E-03
3	107028 Acrolein	1.30E-03		1.47E-03		3.30E-03
4	71432 Benzene	2.83E-02		3.20E-02		7.19E-02
5	106990 1,3-Butadiene	5.50E-03		6.22E-03		1.40E-02
6	100414 Ethyl benzene	1.17E-02		1.32E-02		2.97E-02
7	50000 Formaldehyde	1.58E-02		1.79E-02		4.01E-02
8	110543 Hexane	3.14E-02		3.55E-02		7.98E-02
9	67561 Methanol	1.20E-03		1.36E-03		3.05E-03
10	78933 Methly Ethyl Ketone	2.00E-04		2.26E-04		5.08E-04
11	91203 Naphthalene	5.00E-04		5.65E-04		1.27E-03
12	115071 Propylene	3.06E-02		3.46E-02		7.77E-02
13	100425 Styrene	1.20E-03		1.36E-03		3.05E-03
14	108883 Toluene	7.46E-02		8.43E-02		1.89E-01
15	1330207 Xylenes	5.38E-02		6.08E-02		1.37E-01

HARP 2 Risk Summary

Outdoor

INDEX	POLID/CAS	Pollutant	CONC	Cancer	Chronic	Acute	
				INH_RISK	RESP	CONC	RESP
1	9901	DieselExhPM	1.89E-02	1.29E-05	3.78E-03	0	0.00E+00
2	75070	Acetaldehyde	3.16E-03	1.96E-08	2.26E-05	0.00711	1.51E-05
3	107028	Acrolein	1.47E-03	0.00E+00	4.20E-03	0.0033	1.32E-03
4	71432	Benzene	3.20E-02	1.98E-06	0.00E+00	0.07188	0.00E+00
5	106990	1,3-Butadiene	6.22E-03	2.31E-06	0.00E+00	0.01397	0.00E+00
6	100414	Ethyl Benzene	1.32E-02	7.12E-08	0.00E+00	0.02972	0.00E+00
7	50000	Formaldehyde	1.79E-02	2.33E-07	1.99E-03	0.04013	0.00E+00
8	110543	Hexane	3.55E-02	0.00E+00	0.00E+00	0.07976	0.00E+00
9	67561	Methanol	1.36E-03	0.00E+00	0.00E+00	0.00305	0.00E+00
10	78933	Methly Ethyl Ketone	2.26E-04	0.00E+00	0.00E+00	0.00051	3.91E-08
11	91203	Naphthalene	5.65E-04	4.20E-08	6.28E-05	0.00127	0.00E+00
12	115071	Propylene	3.46E-02	0.00E+00	1.15E-05	0.07772	0.00E+00
13	100425	Styrene	1.36E-03	0.00E+00	0.00E+00	0.00305	1.45E-07
14	108883	Toluene	8.43E-02	0.00E+00	2.81E-04	0.18948	5.11E-06
15	1330207	Xylenes	6.08E-02	0.00E+00	8.69E-05	0.13665	6.23E-06
Total				1.75E-05	1.04E-02		1.35E-03
Risk per Million				17.55			

With Fraction of Time Indoors

	Cancer	Chronic	Acute	
	INH_RISK	RESP	CONC	RESP
	3.61E-06	1.06E-03	0.00E+00	0.00E+00
	1.96E-08	2.26E-05	7.11E-03	1.51E-05
	0.00E+00	4.20E-03	3.30E-03	1.32E-03
	1.98E-06	0.00E+00	7.19E-02	0.00E+00
	2.31E-06	0.00E+00	1.40E-02	0.00E+00
	7.12E-08	0.00E+00	2.97E-02	0.00E+00
	2.33E-07	1.99E-03	4.01E-02	0.00E+00
	0.00E+00	0.00E+00	7.98E-02	0.00E+00
	0.00E+00	0.00E+00	3.05E-03	0.00E+00
	0.00E+00	0.00E+00	5.08E-04	3.91E-08
	4.20E-08	6.28E-05	1.27E-03	0.00E+00
	0.00E+00	1.15E-05	7.77E-02	0.00E+00
	0.00E+00	0.00E+00	3.05E-03	1.45E-07
	0.00E+00	2.81E-04	1.89E-01	5.11E-06
	0.00E+00	8.69E-05	1.37E-01	6.23E-06
	8.27E-06	7.71E-03		1.35E-03
Risk per Million	8.27			

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** AERMOD Input Produced by:
** AERMOD View Ver. 9.9.0
** Lakes Environmental Software Inc.
** Date: 3/24/2021
** File: C:\Lakes\AERMOD View\MyePlaza\MyePlaza.ADI

**

**

**

** AERMOD Control Pathway

**

**

CO STARTING
TITLEONE Mye Plaza DPM
MODELOPT DFAULT CONC
AVERTIME 1 PERIOD
URBANOPT 9818605
POLLUTID PM_10
RUNORNOT RUN
ERRORFIL MyePlaza.err

CO FINISHED

**

** AERMOD Source Pathway

**

**

SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **

**

** Line Source Represented by Adjacent Volume Sources

** LINE VOLUME Source ID = SLINE1
** DESCRSRC Rosemead NB
** PREFIX
** Length of Side = 13.30
** Configuration = Adjacent
** Emission Rate = 0.0000949
** Vertical Dimension = 6.63
** SZINIT = 3.08
** Nodes = 7
** 401785.131, 3769112.273, 73.20, 3.32, 6.19
** 401785.131, 3769257.693, 73.70, 3.32, 6.19

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** 401779.677, 3769329.493, 74.06, 3.32, 6.19
 ** 401759.682, 3769415.836, 73.88, 3.32, 6.19
 ** 401683.337, 3769639.418, 74.25, 3.32, 6.19
 ** 401636.985, 3769723.943, 75.55, 3.32, 6.19
 ** 401550.642, 3769822.101, 73.81, 3.32, 6.19

** -----

LOCATION		VOLUME			
LOCATION L0000001		VOLUME	401785.131	3769118.923	73.21
LOCATION L0000002		VOLUME	401785.131	3769132.223	73.24
LOCATION L0000003		VOLUME	401785.131	3769145.523	73.27
LOCATION L0000004		VOLUME	401785.131	3769158.823	73.32
LOCATION L0000005		VOLUME	401785.131	3769172.123	73.37
LOCATION L0000006		VOLUME	401785.131	3769185.423	73.41
LOCATION L0000007		VOLUME	401785.131	3769198.723	73.44
LOCATION L0000008		VOLUME	401785.131	3769212.023	73.46
LOCATION L0000009		VOLUME	401785.131	3769225.323	73.56
LOCATION L0000010		VOLUME	401785.131	3769238.623	73.66
LOCATION L0000011		VOLUME	401785.131	3769251.923	73.69
LOCATION L0000012		VOLUME	401784.560	3769265.202	73.70
LOCATION L0000013		VOLUME	401783.553	3769278.464	73.73
LOCATION L0000014		VOLUME	401782.546	3769291.725	73.80
LOCATION L0000015		VOLUME	401781.539	3769304.987	73.87
LOCATION L0000016		VOLUME	401780.531	3769318.249	73.97
LOCATION L0000017		VOLUME	401779.221	3769331.465	74.03
LOCATION L0000018		VOLUME	401776.220	3769344.422	74.03
LOCATION L0000019		VOLUME	401773.220	3769357.379	74.03
LOCATION L0000020		VOLUME	401770.219	3769370.336	73.99
LOCATION L0000021		VOLUME	401767.219	3769383.293	73.88
LOCATION L0000022		VOLUME	401764.218	3769396.250	73.80
LOCATION L0000023		VOLUME	401761.217	3769409.207	73.81
LOCATION L0000024		VOLUME	401757.583	3769421.983	73.91
LOCATION L0000025		VOLUME	401753.285	3769434.570	73.98
LOCATION L0000026		VOLUME	401748.988	3769447.156	73.97
LOCATION L0000027		VOLUME	401744.690	3769459.743	73.95
LOCATION L0000028		VOLUME	401740.392	3769472.329	73.88
LOCATION L0000029		VOLUME	401736.094	3769484.915	73.87
LOCATION L0000030		VOLUME	401731.796	3769497.502	73.84
LOCATION L0000031		VOLUME	401727.499	3769510.088	73.78
LOCATION L0000032		VOLUME	401723.201	3769522.675	73.75
LOCATION L0000033		VOLUME	401718.903	3769535.261	73.87
LOCATION L0000034		VOLUME	401714.605	3769547.848	73.99
LOCATION L0000035		VOLUME	401710.307	3769560.434	74.01
LOCATION L0000036		VOLUME	401706.009	3769573.021	73.95
LOCATION L0000037		VOLUME	401701.712	3769585.607	73.92
LOCATION L0000038		VOLUME	401697.414	3769598.194	73.97
LOCATION L0000039		VOLUME	401693.116	3769610.780	74.03
LOCATION L0000040		VOLUME	401688.818	3769623.366	74.12
LOCATION L0000041		VOLUME	401684.520	3769635.953	74.21
LOCATION L0000042		VOLUME	401678.703	3769647.869	74.31

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LOCATION L000043	VOLUME	401672.308	3769659.531	74.53
LOCATION L000044	VOLUME	401665.913	3769671.192	74.80
LOCATION L000045	VOLUME	401659.517	3769682.854	75.15
LOCATION L000046	VOLUME	401653.122	3769694.516	75.57
LOCATION L000047	VOLUME	401646.727	3769706.177	75.82
LOCATION L000048	VOLUME	401640.332	3769717.839	75.75
LOCATION L000049	VOLUME	401632.799	3769728.702	76.35
LOCATION L000050	VOLUME	401624.014	3769738.688	76.50
LOCATION L000051	VOLUME	401615.230	3769748.675	74.71
LOCATION L000052	VOLUME	401606.446	3769758.661	72.33
LOCATION L000053	VOLUME	401597.662	3769768.647	70.41
LOCATION L000054	VOLUME	401588.877	3769778.634	70.39
LOCATION L000055	VOLUME	401580.093	3769788.620	70.40
LOCATION L000056	VOLUME	401571.309	3769798.606	70.75
LOCATION L000057	VOLUME	401562.524	3769808.593	72.07
LOCATION L000058	VOLUME	401553.740	3769818.579	73.35

** End of LINE VOLUME Source ID = SLINE1

**

** Line Source Represented by Adjacent Volume Sources

** LINE VOLUME Source ID = SLINE2

** DESCRSRC Rosemead SB

** PREFIX

** Length of Side = 13.30

** Configuration = Adjacent

** Emission Rate = 0.0000933

** Vertical Dimension = 6.63

** SZINIT = 3.08

** Nodes = 6

** 401542.248, 3769811.249, 75.17, 3.32, 6.19

** 401629.811, 3769709.784, 75.51, 3.32, 6.19

** 401672.290, 3769631.385, 74.10, 3.32, 6.19

** 401758.936, 3769372.690, 73.56, 3.32, 6.19

** 401766.106, 3769289.464, 73.45, 3.32, 6.19

** 401768.978, 3769113.591, 73.16, 3.32, 6.19

**

LOCATION L0000230	VOLUME	401546.592	3769806.214	73.17
LOCATION L0000231	VOLUME	401555.282	3769796.145	71.27
LOCATION L0000232	VOLUME	401563.971	3769786.076	70.73
LOCATION L0000233	VOLUME	401572.661	3769776.007	70.42
LOCATION L0000234	VOLUME	401581.350	3769765.938	70.38
LOCATION L0000235	VOLUME	401590.040	3769755.869	71.32
LOCATION L0000236	VOLUME	401598.729	3769745.801	73.59
LOCATION L0000237	VOLUME	401607.419	3769735.732	76.39
LOCATION L0000238	VOLUME	401616.108	3769725.663	76.11
LOCATION L0000239	VOLUME	401624.797	3769715.594	75.82
LOCATION L0000240	VOLUME	401632.491	3769704.838	75.52
LOCATION L0000241	VOLUME	401638.827	3769693.144	75.33
LOCATION L0000242	VOLUME	401645.164	3769681.450	75.07

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LOCATION	VOLUME				
L0000243	401651.500	3769669.756	74.77		
L0000244	401657.836	3769658.062	74.44		
L0000245	401664.172	3769646.369	74.16		
L0000246	401670.508	3769634.675	74.08		
L0000247	401675.326	3769622.322	74.04		
L0000248	401679.550	3769609.710	74.01		
L0000249	401683.774	3769597.099	73.94		
L0000250	401687.998	3769584.487	73.86		
L0000251	401692.222	3769571.876	73.89		
L0000252	401696.446	3769559.265	73.93		
L0000253	401700.670	3769546.653	73.93		
L0000254	401704.894	3769534.042	73.82		
L0000255	401709.118	3769521.430	73.70		
L0000256	401713.342	3769508.819	73.75		
L0000257	401717.566	3769496.207	73.81		
L0000258	401721.790	3769483.596	73.81		
L0000259	401726.014	3769470.985	73.75		
L0000260	401730.238	3769458.373	73.66		
L0000261	401734.462	3769445.762	73.65		
L0000262	401738.686	3769433.150	73.66		
L0000263	401742.910	3769420.539	73.70		
L0000264	401747.134	3769407.928	73.68		
L0000265	401751.358	3769395.316	73.60		
L0000266	401755.582	3769382.705	73.54		
L0000267	401759.171	3769369.962	73.61		
L0000268	401760.313	3769356.711	73.56		
L0000269	401761.455	3769343.460	73.49		
L0000270	401762.596	3769330.209	73.47		
L0000271	401763.738	3769316.958	73.52		
L0000272	401764.879	3769303.707	73.56		
L0000273	401766.021	3769290.456	73.61		
L0000274	401766.307	3769277.161	73.63		
L0000275	401766.525	3769263.863	73.63		
L0000276	401766.742	3769250.565	73.62		
L0000277	401766.959	3769237.267	73.55		
L0000278	401767.176	3769223.969	73.39		
L0000279	401767.393	3769210.670	73.25		
L0000280	401767.610	3769197.372	73.30		
L0000281	401767.827	3769184.074	73.34		
L0000282	401768.045	3769170.776	73.35		
L0000283	401768.262	3769157.477	73.35		
L0000284	401768.479	3769144.179	73.31		
L0000285	401768.696	3769130.881	73.23		
L0000286	401768.913	3769117.583	73.15		

** End of LINE VOLUME Source ID = SLINE2

** Source Parameters **

** LINE VOLUME Source ID = SLINE1

SRCPARAM L000001	0.000001636	3.32	6.19	3.08
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MyePlaza.ADI

SRCPARAM L0000050	0.000001636	3.32	6.19	3.08
SRCPARAM L0000051	0.000001636	3.32	6.19	3.08
SRCPARAM L0000052	0.000001636	3.32	6.19	3.08
SRCPARAM L0000053	0.000001636	3.32	6.19	3.08
SRCPARAM L0000054	0.000001636	3.32	6.19	3.08
SRCPARAM L0000055	0.000001636	3.32	6.19	3.08
SRCPARAM L0000056	0.000001636	3.32	6.19	3.08
SRCPARAM L0000057	0.000001636	3.32	6.19	3.08
SRCPARAM L0000058	0.000001636	3.32	6.19	3.08

**

** LINE VOLUME Source ID = SLINE2

SRCPARAM L0000230	0.000001637	3.32	6.19	3.08
SRCPARAM L0000231	0.000001637	3.32	6.19	3.08
SRCPARAM L0000232	0.000001637	3.32	6.19	3.08
SRCPARAM L0000233	0.000001637	3.32	6.19	3.08
SRCPARAM L0000234	0.000001637	3.32	6.19	3.08
SRCPARAM L0000235	0.000001637	3.32	6.19	3.08
SRCPARAM L0000236	0.000001637	3.32	6.19	3.08
SRCPARAM L0000237	0.000001637	3.32	6.19	3.08
SRCPARAM L0000238	0.000001637	3.32	6.19	3.08
SRCPARAM L0000239	0.000001637	3.32	6.19	3.08
SRCPARAM L0000240	0.000001637	3.32	6.19	3.08
SRCPARAM L0000241	0.000001637	3.32	6.19	3.08
SRCPARAM L0000242	0.000001637	3.32	6.19	3.08
SRCPARAM L0000243	0.000001637	3.32	6.19	3.08
SRCPARAM L0000244	0.000001637	3.32	6.19	3.08
SRCPARAM L0000245	0.000001637	3.32	6.19	3.08
SRCPARAM L0000246	0.000001637	3.32	6.19	3.08
SRCPARAM L0000247	0.000001637	3.32	6.19	3.08
SRCPARAM L0000248	0.000001637	3.32	6.19	3.08
SRCPARAM L0000249	0.000001637	3.32	6.19	3.08
SRCPARAM L0000250	0.000001637	3.32	6.19	3.08
SRCPARAM L0000251	0.000001637	3.32	6.19	3.08
SRCPARAM L0000252	0.000001637	3.32	6.19	3.08
SRCPARAM L0000253	0.000001637	3.32	6.19	3.08
SRCPARAM L0000254	0.000001637	3.32	6.19	3.08
SRCPARAM L0000255	0.000001637	3.32	6.19	3.08
SRCPARAM L0000256	0.000001637	3.32	6.19	3.08
SRCPARAM L0000257	0.000001637	3.32	6.19	3.08
SRCPARAM L0000258	0.000001637	3.32	6.19	3.08
SRCPARAM L0000259	0.000001637	3.32	6.19	3.08
SRCPARAM L0000260	0.000001637	3.32	6.19	3.08
SRCPARAM L0000261	0.000001637	3.32	6.19	3.08
SRCPARAM L0000262	0.000001637	3.32	6.19	3.08
SRCPARAM L0000263	0.000001637	3.32	6.19	3.08
SRCPARAM L0000264	0.000001637	3.32	6.19	3.08
SRCPARAM L0000265	0.000001637	3.32	6.19	3.08
SRCPARAM L0000266	0.000001637	3.32	6.19	3.08

MyePlaza.ADI

SRCPARAM L0000267	0.000001637	3.32	6.19	3.08
SRCPARAM L0000268	0.000001637	3.32	6.19	3.08
SRCPARAM L0000269	0.000001637	3.32	6.19	3.08
SRCPARAM L0000270	0.000001637	3.32	6.19	3.08
SRCPARAM L0000271	0.000001637	3.32	6.19	3.08
SRCPARAM L0000272	0.000001637	3.32	6.19	3.08
SRCPARAM L0000273	0.000001637	3.32	6.19	3.08
SRCPARAM L0000274	0.000001637	3.32	6.19	3.08
SRCPARAM L0000275	0.000001637	3.32	6.19	3.08
SRCPARAM L0000276	0.000001637	3.32	6.19	3.08
SRCPARAM L0000277	0.000001637	3.32	6.19	3.08
SRCPARAM L0000278	0.000001637	3.32	6.19	3.08
SRCPARAM L0000279	0.000001637	3.32	6.19	3.08
SRCPARAM L0000280	0.000001637	3.32	6.19	3.08
SRCPARAM L0000281	0.000001637	3.32	6.19	3.08
SRCPARAM L0000282	0.000001637	3.32	6.19	3.08
SRCPARAM L0000283	0.000001637	3.32	6.19	3.08
SRCPARAM L0000284	0.000001637	3.32	6.19	3.08
SRCPARAM L0000285	0.000001637	3.32	6.19	3.08
SRCPARAM L0000286	0.000001637	3.32	6.19	3.08

** -----

URBANSRC ALL
SRCGROUP ALL

SO FINISHED

**

** AERMOD Receptor Pathway

**

**

RE STARTING
INCLUDED MyePlaza.rou

RE FINISHED

**

** AERMOD Meteorology Pathway

**

**

ME STARTING
** Surface File Path: C:\Lakes\AERMOD View\MyePlaza\PICO_V9_ADJU\
SURFFILE PICO_V9_ADJU\PICO_v9.SFC
** Profile File Path: C:\Lakes\AERMOD View\MyePlaza\PICO_V9_ADJU\
PROFFILE PICO_V9_ADJU\PICO_v9.PFL
SURFDATA 3166 2010
UAIRDATA 3190 2010
SITEDATA 99999 2010
PROFBASE 58.0 METERS

MyePlaza.ADI

ME FINISHED

**

** AERMOD Output Pathway

**

**

OU STARTING

RECTABLE ALLAVE 1ST

RECTABLE 1 1ST

** Auto-Generated Plotfiles

PLOTFILE 1 ALL 1ST "C:\Lakes\AERMOD View\MyePlaza\MyePlaza.AD\01H1GALL.PLT" 31

PLOTFILE PERIOD ALL "C:\Lakes\AERMOD View\MyePlaza\MyePlaza.AD\PE00GALL.PLT" 32

SUMMFILE "C:\Lakes\AERMOD View\MyePlaza\MyePlaza.sum"

OU FINISHED

**

** Project Parameters

** PROJCTN CoordinateSystemUTM

** DESCPTN UTM: Universal Transverse Mercator

** DATUM World Geodetic System 1984

** DTMRGN Global Definition

** UNITS m

** ZONE 11

** ZONEINX 0

**

MyePlaza.ADO

**

**

** AERMOD Input Produced by:
** AERMOD View Ver. 9.9.0
** Lakes Environmental Software Inc.
** Date: 3/24/2021
** File: C:\Lakes\AERMOD View\MyePlaza\MyePlaza.ADI

**

**

**

** AERMOD Control Pathway

**

**

CO STARTING
TITLEONE Mye Plaza DPM
MODELOPT DFAULT CONC
AVERTIME 1 PERIOD
URBANOPT 9818605
POLLUTID PM_10
RUNORNOT RUN
ERRORFIL MyePlaza.err

CO FINISHED

**

** AERMOD Source Pathway

**

**

SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **

**

** Line Source Represented by Adjacent Volume Sources

** LINE VOLUME Source ID = SLINE1

** DESCRSRC Rosemead NB

** PREFIX

** Length of Side = 13.30

** Configuration = Adjacent

** Emission Rate = 0.0000949

** Vertical Dimension = 6.63

** SZINIT = 3.08

** Nodes = 7

** 401785.131, 3769112.273, 73.20, 3.32, 6.19

** 401785.131, 3769257.693, 73.70, 3.32, 6.19

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** 401779.677, 3769329.493, 74.06, 3.32, 6.19
 ** 401759.682, 3769415.836, 73.88, 3.32, 6.19
 ** 401683.337, 3769639.418, 74.25, 3.32, 6.19
 ** 401636.985, 3769723.943, 75.55, 3.32, 6.19
 ** 401550.642, 3769822.101, 73.81, 3.32, 6.19

** -----

LOCATION	VOLUME	401785.131	3769118.923	73.21
LOCATION L0000001	VOLUME	401785.131	3769118.923	73.21
LOCATION L0000002	VOLUME	401785.131	3769132.223	73.24
LOCATION L0000003	VOLUME	401785.131	3769145.523	73.27
LOCATION L0000004	VOLUME	401785.131	3769158.823	73.32
LOCATION L0000005	VOLUME	401785.131	3769172.123	73.37
LOCATION L0000006	VOLUME	401785.131	3769185.423	73.41
LOCATION L0000007	VOLUME	401785.131	3769198.723	73.44
LOCATION L0000008	VOLUME	401785.131	3769212.023	73.46
LOCATION L0000009	VOLUME	401785.131	3769225.323	73.56
LOCATION L0000010	VOLUME	401785.131	3769238.623	73.66
LOCATION L0000011	VOLUME	401785.131	3769251.923	73.69
LOCATION L0000012	VOLUME	401784.560	3769265.202	73.70
LOCATION L0000013	VOLUME	401783.553	3769278.464	73.73
LOCATION L0000014	VOLUME	401782.546	3769291.725	73.80
LOCATION L0000015	VOLUME	401781.539	3769304.987	73.87
LOCATION L0000016	VOLUME	401780.531	3769318.249	73.97
LOCATION L0000017	VOLUME	401779.221	3769331.465	74.03
LOCATION L0000018	VOLUME	401776.220	3769344.422	74.03
LOCATION L0000019	VOLUME	401773.220	3769357.379	74.03
LOCATION L0000020	VOLUME	401770.219	3769370.336	73.99
LOCATION L0000021	VOLUME	401767.219	3769383.293	73.88
LOCATION L0000022	VOLUME	401764.218	3769396.250	73.80
LOCATION L0000023	VOLUME	401761.217	3769409.207	73.81
LOCATION L0000024	VOLUME	401757.583	3769421.983	73.91
LOCATION L0000025	VOLUME	401753.285	3769434.570	73.98
LOCATION L0000026	VOLUME	401748.988	3769447.156	73.97
LOCATION L0000027	VOLUME	401744.690	3769459.743	73.95
LOCATION L0000028	VOLUME	401740.392	3769472.329	73.88
LOCATION L0000029	VOLUME	401736.094	3769484.915	73.87
LOCATION L0000030	VOLUME	401731.796	3769497.502	73.84
LOCATION L0000031	VOLUME	401727.499	3769510.088	73.78
LOCATION L0000032	VOLUME	401723.201	3769522.675	73.75
LOCATION L0000033	VOLUME	401718.903	3769535.261	73.87
LOCATION L0000034	VOLUME	401714.605	3769547.848	73.99
LOCATION L0000035	VOLUME	401710.307	3769560.434	74.01
LOCATION L0000036	VOLUME	401706.009	3769573.021	73.95
LOCATION L0000037	VOLUME	401701.712	3769585.607	73.92
LOCATION L0000038	VOLUME	401697.414	3769598.194	73.97
LOCATION L0000039	VOLUME	401693.116	3769610.780	74.03
LOCATION L0000040	VOLUME	401688.818	3769623.366	74.12
LOCATION L0000041	VOLUME	401684.520	3769635.953	74.21
LOCATION L0000042	VOLUME	401678.703	3769647.869	74.31

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LOCATION L000043	VOLUME	401672.308	3769659.531	74.53
LOCATION L000044	VOLUME	401665.913	3769671.192	74.80
LOCATION L000045	VOLUME	401659.517	3769682.854	75.15
LOCATION L000046	VOLUME	401653.122	3769694.516	75.57
LOCATION L000047	VOLUME	401646.727	3769706.177	75.82
LOCATION L000048	VOLUME	401640.332	3769717.839	75.75
LOCATION L000049	VOLUME	401632.799	3769728.702	76.35
LOCATION L000050	VOLUME	401624.014	3769738.688	76.50
LOCATION L000051	VOLUME	401615.230	3769748.675	74.71
LOCATION L000052	VOLUME	401606.446	3769758.661	72.33
LOCATION L000053	VOLUME	401597.662	3769768.647	70.41
LOCATION L000054	VOLUME	401588.877	3769778.634	70.39
LOCATION L000055	VOLUME	401580.093	3769788.620	70.40
LOCATION L000056	VOLUME	401571.309	3769798.606	70.75
LOCATION L000057	VOLUME	401562.524	3769808.593	72.07
LOCATION L000058	VOLUME	401553.740	3769818.579	73.35

** End of LINE VOLUME Source ID = SLINE1

**

** Line Source Represented by Adjacent Volume Sources

** LINE VOLUME Source ID = SLINE2

** DESCRSRC Rosemead SB

** PREFIX

** Length of Side = 13.30

** Configuration = Adjacent

** Emission Rate = 0.0000933

** Vertical Dimension = 6.63

** SZINIT = 3.08

** Nodes = 6

** 401542.248, 3769811.249, 75.17, 3.32, 6.19

** 401629.811, 3769709.784, 75.51, 3.32, 6.19

** 401672.290, 3769631.385, 74.10, 3.32, 6.19

** 401758.936, 3769372.690, 73.56, 3.32, 6.19

** 401766.106, 3769289.464, 73.45, 3.32, 6.19

** 401768.978, 3769113.591, 73.16, 3.32, 6.19

**

LOCATION L0000230	VOLUME	401546.592	3769806.214	73.17
LOCATION L0000231	VOLUME	401555.282	3769796.145	71.27
LOCATION L0000232	VOLUME	401563.971	3769786.076	70.73
LOCATION L0000233	VOLUME	401572.661	3769776.007	70.42
LOCATION L0000234	VOLUME	401581.350	3769765.938	70.38
LOCATION L0000235	VOLUME	401590.040	3769755.869	71.32
LOCATION L0000236	VOLUME	401598.729	3769745.801	73.59
LOCATION L0000237	VOLUME	401607.419	3769735.732	76.39
LOCATION L0000238	VOLUME	401616.108	3769725.663	76.11
LOCATION L0000239	VOLUME	401624.797	3769715.594	75.82
LOCATION L0000240	VOLUME	401632.491	3769704.838	75.52
LOCATION L0000241	VOLUME	401638.827	3769693.144	75.33
LOCATION L0000242	VOLUME	401645.164	3769681.450	75.07

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LOCATION	VOLUME				
LOCATION L0000243	VOLUME	401651.500	3769669.756	74.77	
LOCATION L0000244	VOLUME	401657.836	3769658.062	74.44	
LOCATION L0000245	VOLUME	401664.172	3769646.369	74.16	
LOCATION L0000246	VOLUME	401670.508	3769634.675	74.08	
LOCATION L0000247	VOLUME	401675.326	3769622.322	74.04	
LOCATION L0000248	VOLUME	401679.550	3769609.710	74.01	
LOCATION L0000249	VOLUME	401683.774	3769597.099	73.94	
LOCATION L0000250	VOLUME	401687.998	3769584.487	73.86	
LOCATION L0000251	VOLUME	401692.222	3769571.876	73.89	
LOCATION L0000252	VOLUME	401696.446	3769559.265	73.93	
LOCATION L0000253	VOLUME	401700.670	3769546.653	73.93	
LOCATION L0000254	VOLUME	401704.894	3769534.042	73.82	
LOCATION L0000255	VOLUME	401709.118	3769521.430	73.70	
LOCATION L0000256	VOLUME	401713.342	3769508.819	73.75	
LOCATION L0000257	VOLUME	401717.566	3769496.207	73.81	
LOCATION L0000258	VOLUME	401721.790	3769483.596	73.81	
LOCATION L0000259	VOLUME	401726.014	3769470.985	73.75	
LOCATION L0000260	VOLUME	401730.238	3769458.373	73.66	
LOCATION L0000261	VOLUME	401734.462	3769445.762	73.65	
LOCATION L0000262	VOLUME	401738.686	3769433.150	73.66	
LOCATION L0000263	VOLUME	401742.910	3769420.539	73.70	
LOCATION L0000264	VOLUME	401747.134	3769407.928	73.68	
LOCATION L0000265	VOLUME	401751.358	3769395.316	73.60	
LOCATION L0000266	VOLUME	401755.582	3769382.705	73.54	
LOCATION L0000267	VOLUME	401759.171	3769369.962	73.61	
LOCATION L0000268	VOLUME	401760.313	3769356.711	73.56	
LOCATION L0000269	VOLUME	401761.455	3769343.460	73.49	
LOCATION L0000270	VOLUME	401762.596	3769330.209	73.47	
LOCATION L0000271	VOLUME	401763.738	3769316.958	73.52	
LOCATION L0000272	VOLUME	401764.879	3769303.707	73.56	
LOCATION L0000273	VOLUME	401766.021	3769290.456	73.61	
LOCATION L0000274	VOLUME	401766.307	3769277.161	73.63	
LOCATION L0000275	VOLUME	401766.525	3769263.863	73.63	
LOCATION L0000276	VOLUME	401766.742	3769250.565	73.62	
LOCATION L0000277	VOLUME	401766.959	3769237.267	73.55	
LOCATION L0000278	VOLUME	401767.176	3769223.969	73.39	
LOCATION L0000279	VOLUME	401767.393	3769210.670	73.25	
LOCATION L0000280	VOLUME	401767.610	3769197.372	73.30	
LOCATION L0000281	VOLUME	401767.827	3769184.074	73.34	
LOCATION L0000282	VOLUME	401768.045	3769170.776	73.35	
LOCATION L0000283	VOLUME	401768.262	3769157.477	73.35	
LOCATION L0000284	VOLUME	401768.479	3769144.179	73.31	
LOCATION L0000285	VOLUME	401768.696	3769130.881	73.23	
LOCATION L0000286	VOLUME	401768.913	3769117.583	73.15	

** End of LINE VOLUME Source ID = SLINE2

** Source Parameters **

** LINE VOLUME Source ID = SLINE1

SRCPARAM L000001	0.000001636	3.32	6.19	3.08
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MyePlaza.ADO

SRCPARAM L0000050	0.000001636	3.32	6.19	3.08
SRCPARAM L0000051	0.000001636	3.32	6.19	3.08
SRCPARAM L0000052	0.000001636	3.32	6.19	3.08
SRCPARAM L0000053	0.000001636	3.32	6.19	3.08
SRCPARAM L0000054	0.000001636	3.32	6.19	3.08
SRCPARAM L0000055	0.000001636	3.32	6.19	3.08
SRCPARAM L0000056	0.000001636	3.32	6.19	3.08
SRCPARAM L0000057	0.000001636	3.32	6.19	3.08
SRCPARAM L0000058	0.000001636	3.32	6.19	3.08

**

** LINE VOLUME Source ID = SLINE2

SRCPARAM L0000230	0.000001637	3.32	6.19	3.08
SRCPARAM L0000231	0.000001637	3.32	6.19	3.08
SRCPARAM L0000232	0.000001637	3.32	6.19	3.08
SRCPARAM L0000233	0.000001637	3.32	6.19	3.08
SRCPARAM L0000234	0.000001637	3.32	6.19	3.08
SRCPARAM L0000235	0.000001637	3.32	6.19	3.08
SRCPARAM L0000236	0.000001637	3.32	6.19	3.08
SRCPARAM L0000237	0.000001637	3.32	6.19	3.08
SRCPARAM L0000238	0.000001637	3.32	6.19	3.08
SRCPARAM L0000239	0.000001637	3.32	6.19	3.08
SRCPARAM L0000240	0.000001637	3.32	6.19	3.08
SRCPARAM L0000241	0.000001637	3.32	6.19	3.08
SRCPARAM L0000242	0.000001637	3.32	6.19	3.08
SRCPARAM L0000243	0.000001637	3.32	6.19	3.08
SRCPARAM L0000244	0.000001637	3.32	6.19	3.08
SRCPARAM L0000245	0.000001637	3.32	6.19	3.08
SRCPARAM L0000246	0.000001637	3.32	6.19	3.08
SRCPARAM L0000247	0.000001637	3.32	6.19	3.08
SRCPARAM L0000248	0.000001637	3.32	6.19	3.08
SRCPARAM L0000249	0.000001637	3.32	6.19	3.08
SRCPARAM L0000250	0.000001637	3.32	6.19	3.08
SRCPARAM L0000251	0.000001637	3.32	6.19	3.08
SRCPARAM L0000252	0.000001637	3.32	6.19	3.08
SRCPARAM L0000253	0.000001637	3.32	6.19	3.08
SRCPARAM L0000254	0.000001637	3.32	6.19	3.08
SRCPARAM L0000255	0.000001637	3.32	6.19	3.08
SRCPARAM L0000256	0.000001637	3.32	6.19	3.08
SRCPARAM L0000257	0.000001637	3.32	6.19	3.08
SRCPARAM L0000258	0.000001637	3.32	6.19	3.08
SRCPARAM L0000259	0.000001637	3.32	6.19	3.08
SRCPARAM L0000260	0.000001637	3.32	6.19	3.08
SRCPARAM L0000261	0.000001637	3.32	6.19	3.08
SRCPARAM L0000262	0.000001637	3.32	6.19	3.08
SRCPARAM L0000263	0.000001637	3.32	6.19	3.08
SRCPARAM L0000264	0.000001637	3.32	6.19	3.08
SRCPARAM L0000265	0.000001637	3.32	6.19	3.08
SRCPARAM L0000266	0.000001637	3.32	6.19	3.08

MyePlaza.ADO

SRCPARAM L0000267	0.000001637	3.32	6.19	3.08
SRCPARAM L0000268	0.000001637	3.32	6.19	3.08
SRCPARAM L0000269	0.000001637	3.32	6.19	3.08
SRCPARAM L0000270	0.000001637	3.32	6.19	3.08
SRCPARAM L0000271	0.000001637	3.32	6.19	3.08
SRCPARAM L0000272	0.000001637	3.32	6.19	3.08
SRCPARAM L0000273	0.000001637	3.32	6.19	3.08
SRCPARAM L0000274	0.000001637	3.32	6.19	3.08
SRCPARAM L0000275	0.000001637	3.32	6.19	3.08
SRCPARAM L0000276	0.000001637	3.32	6.19	3.08
SRCPARAM L0000277	0.000001637	3.32	6.19	3.08
SRCPARAM L0000278	0.000001637	3.32	6.19	3.08
SRCPARAM L0000279	0.000001637	3.32	6.19	3.08
SRCPARAM L0000280	0.000001637	3.32	6.19	3.08
SRCPARAM L0000281	0.000001637	3.32	6.19	3.08
SRCPARAM L0000282	0.000001637	3.32	6.19	3.08
SRCPARAM L0000283	0.000001637	3.32	6.19	3.08
SRCPARAM L0000284	0.000001637	3.32	6.19	3.08
SRCPARAM L0000285	0.000001637	3.32	6.19	3.08
SRCPARAM L0000286	0.000001637	3.32	6.19	3.08

** -----

URBANSRC ALL
SRCGROUP ALL

SO FINISHED
**

** AERMOD Receptor Pathway

**
**

RE STARTING
INCLUDED MyePlaza.rou

RE FINISHED
**

** AERMOD Meteorology Pathway

**
**

ME STARTING
SURFFILE PICO_V9_ADJU\PICO_v9.SFC
PROFFILE PICO_V9_ADJU\PICO_v9.PFL
SURFDATA 3166 2010
UAIRDATA 3190 2010
SITEDATA 99999 2010
PROFBASE 58.0 METERS

ME FINISHED
**

MyePlaza.ADO

**Model Is Setup For Calculation of Average CONCentration Values.

-- DEPOSITION LOGIC --

**NO GAS DEPOSITION Data Provided.

**NO PARTICLE DEPOSITION Data Provided.

**Model Uses NO DRY DEPLETION. DRYDPLT = F

**Model Uses NO WET DEPLETION. WETDPLT = F

**Model Uses URBAN Dispersion Algorithm for the SBL for 115 Source(s),
for Total of 1 Urban Area(s):
Urban Population = 9818605.0 ; Urban Roughness Length = 1.000 m

**Model Uses Regulatory DEFAULT Options:

1. Stack-tip Downwash.
2. Model Accounts for ELEVated Terrain Effects.
3. Use Calms Processing Routine.
4. Use Missing Data Processing Routine.
5. No Exponential Decay.
6. Urban Roughness Length of 1.0 Meter Assumed.

**Other Options Specified:

ADJ_U* - Use ADJ_U* option for SBL in AERMET

TEMP_Sub - Meteorological data includes TEMP substitutions

**Model Assumes No FLAGPOLE Receptor Heights.

**The User Specified a Pollutant Type of: PM_10

**Model Calculates 1 Short Term Average(s) of: 1-HR
and Calculates PERIOD Averages

**This Run Includes: 115 Source(s); 1 Source Group(s); and 198
Receptor(s)

with: 0 POINT(s), including
0 POINTCAP(s) and 0 POINTHOR(s)
and: 115 VOLUME source(s)
and: 0 AREA type source(s)
and: 0 LINE source(s)
and: 0 RLINE/RLINEXT source(s)
and: 0 OPENPIT source(s)
and: 0 BUOYANT LINE source(s) with 0 line(s)

**Model Set To Continue RUNNING After the Setup Testing.

MyePlaza.ADO

**The AERMET Input Meteorological Data Version Date: 16216

**Output Options Selected:

Model Outputs Tables of PERIOD Averages by Receptor
Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE

Keyword)

Model Outputs External File(s) of High Values for Plotting (PLOTFILE

Keyword)

Model Outputs Separate Summary File of High Ranked Values (SUMMFILE

Keyword)

**NOTE: The Following Flags May Appear Following CONC Values: c for Calm Hours
m for Missing

Hours

b for Both Calm

and Missing Hours

**Misc. Inputs: Base Elev. for Pot. Temp. Profile (m MSL) = 58.00 ; Decay

Coef. = 0.000 ; Rot. Angle = 0.0

Emission Units = GRAMS/SEC ;

Emission Rate Unit Factor = 0.10000E+07

Output Units = MICROGRAMS/M**3

**Approximate Storage Requirements of Model = 3.6 MB of RAM.

**Input Runstream File: aermod.inp

**Output Print File: aermod.out

**Detailed Error/Message File: MyePlaza.err

**File for Summary of Results: MyePlaza.sum

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 2

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

NUMBER EMISSION RATE BASE RELEASE INIT.
INIT. URBAN EMISSION RATE

SOURCE		PART.	(GRAMS/SEC)	MyePlaza.ADO		ELEV.	HEIGHT	SY
SZ	SOURCE	SCALAR	VARY	X	Y	(METERS)	(METERS)	(METERS)
(METERS)	ID	CATS.	BY	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)
L0000001		0	0.16360E-05	401785.1	3769118.9	73.2	3.32	6.19
3.08	YES							
L0000002		0	0.16360E-05	401785.1	3769132.2	73.2	3.32	6.19
3.08	YES							
L0000003		0	0.16360E-05	401785.1	3769145.5	73.3	3.32	6.19
3.08	YES							
L0000004		0	0.16360E-05	401785.1	3769158.8	73.3	3.32	6.19
3.08	YES							
L0000005		0	0.16360E-05	401785.1	3769172.1	73.4	3.32	6.19
3.08	YES							
L0000006		0	0.16360E-05	401785.1	3769185.4	73.4	3.32	6.19
3.08	YES							
L0000007		0	0.16360E-05	401785.1	3769198.7	73.4	3.32	6.19
3.08	YES							
L0000008		0	0.16360E-05	401785.1	3769212.0	73.5	3.32	6.19
3.08	YES							
L0000009		0	0.16360E-05	401785.1	3769225.3	73.6	3.32	6.19
3.08	YES							
L0000010		0	0.16360E-05	401785.1	3769238.6	73.7	3.32	6.19
3.08	YES							
L0000011		0	0.16360E-05	401785.1	3769251.9	73.7	3.32	6.19
3.08	YES							
L0000012		0	0.16360E-05	401784.6	3769265.2	73.7	3.32	6.19
3.08	YES							
L0000013		0	0.16360E-05	401783.6	3769278.5	73.7	3.32	6.19
3.08	YES							
L0000014		0	0.16360E-05	401782.5	3769291.7	73.8	3.32	6.19
3.08	YES							
L0000015		0	0.16360E-05	401781.5	3769305.0	73.9	3.32	6.19
3.08	YES							
L0000016		0	0.16360E-05	401780.5	3769318.2	74.0	3.32	6.19
3.08	YES							
L0000017		0	0.16360E-05	401779.2	3769331.5	74.0	3.32	6.19
3.08	YES							
L0000018		0	0.16360E-05	401776.2	3769344.4	74.0	3.32	6.19
3.08	YES							
L0000019		0	0.16360E-05	401773.2	3769357.4	74.0	3.32	6.19
3.08	YES							
L0000020		0	0.16360E-05	401770.2	3769370.3	74.0	3.32	6.19
3.08	YES							
L0000021		0	0.16360E-05	401767.2	3769383.3	73.9	3.32	6.19

MyePlaza.ADO

*** VOLUME SOURCE DATA ***

INIT.	URBAN	NUMBER	EMISSION	RATE		BASE	RELEASE	INIT.	
SZ	SOURCE	EMISSION	RATE	(GRAMS/SEC)	X	Y	ELEV.	HEIGHT	SY
(METERS)	ID	SCALAR	VARY		(METERS)	(METERS)	(METERS)	(METERS)	(METERS)
		CATS.	BY						
L0000041		0	0.16360E-05	401684.5	3769636.0	74.2	3.32	6.19	
3.08	YES								
L0000042		0	0.16360E-05	401678.7	3769647.9	74.3	3.32	6.19	
3.08	YES								
L0000043		0	0.16360E-05	401672.3	3769659.5	74.5	3.32	6.19	
3.08	YES								
L0000044		0	0.16360E-05	401665.9	3769671.2	74.8	3.32	6.19	
3.08	YES								
L0000045		0	0.16360E-05	401659.5	3769682.9	75.1	3.32	6.19	
3.08	YES								
L0000046		0	0.16360E-05	401653.1	3769694.5	75.6	3.32	6.19	
3.08	YES								
L0000047		0	0.16360E-05	401646.7	3769706.2	75.8	3.32	6.19	
3.08	YES								
L0000048		0	0.16360E-05	401640.3	3769717.8	75.8	3.32	6.19	
3.08	YES								
L0000049		0	0.16360E-05	401632.8	3769728.7	76.3	3.32	6.19	
3.08	YES								
L0000050		0	0.16360E-05	401624.0	3769738.7	76.5	3.32	6.19	
3.08	YES								
L0000051		0	0.16360E-05	401615.2	3769748.7	74.7	3.32	6.19	
3.08	YES								
L0000052		0	0.16360E-05	401606.4	3769758.7	72.3	3.32	6.19	
3.08	YES								
L0000053		0	0.16360E-05	401597.7	3769768.6	70.4	3.32	6.19	
3.08	YES								
L0000054		0	0.16360E-05	401588.9	3769778.6	70.4	3.32	6.19	
3.08	YES								
L0000055		0	0.16360E-05	401580.1	3769788.6	70.4	3.32	6.19	
3.08	YES								
L0000056		0	0.16360E-05	401571.3	3769798.6	70.8	3.32	6.19	
3.08	YES								
L0000057		0	0.16360E-05	401562.5	3769808.6	72.1	3.32	6.19	
3.08	YES								
L0000058		0	0.16360E-05	401553.7	3769818.6	73.3	3.32	6.19	
3.08	YES								
L0000230		0	0.16370E-05	401546.6	3769806.2	73.2	3.32	6.19	

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3.08	YES							
L0000231		0	0.16370E-05	401555.3	3769796.1	71.3	3.32	6.19
3.08	YES							
L0000232		0	0.16370E-05	401564.0	3769786.1	70.7	3.32	6.19
3.08	YES							
L0000233		0	0.16370E-05	401572.7	3769776.0	70.4	3.32	6.19
3.08	YES							
L0000234		0	0.16370E-05	401581.3	3769765.9	70.4	3.32	6.19
3.08	YES							
L0000235		0	0.16370E-05	401590.0	3769755.9	71.3	3.32	6.19
3.08	YES							
L0000236		0	0.16370E-05	401598.7	3769745.8	73.6	3.32	6.19
3.08	YES							
L0000237		0	0.16370E-05	401607.4	3769735.7	76.4	3.32	6.19
3.08	YES							
L0000238		0	0.16370E-05	401616.1	3769725.7	76.1	3.32	6.19
3.08	YES							
L0000239		0	0.16370E-05	401624.8	3769715.6	75.8	3.32	6.19
3.08	YES							
L0000240		0	0.16370E-05	401632.5	3769704.8	75.5	3.32	6.19
3.08	YES							
L0000241		0	0.16370E-05	401638.8	3769693.1	75.3	3.32	6.19
3.08	YES							
L0000242		0	0.16370E-05	401645.2	3769681.4	75.1	3.32	6.19
3.08	YES							
L0000243		0	0.16370E-05	401651.5	3769669.8	74.8	3.32	6.19
3.08	YES							
L0000244		0	0.16370E-05	401657.8	3769658.1	74.4	3.32	6.19
3.08	YES							
L0000245		0	0.16370E-05	401664.2	3769646.4	74.2	3.32	6.19
3.08	YES							
L0000246		0	0.16370E-05	401670.5	3769634.7	74.1	3.32	6.19
3.08	YES							
L0000247		0	0.16370E-05	401675.3	3769622.3	74.0	3.32	6.19
3.08	YES							
L0000248		0	0.16370E-05	401679.5	3769609.7	74.0	3.32	6.19
3.08	YES							
L0000249		0	0.16370E-05	401683.8	3769597.1	73.9	3.32	6.19
3.08	YES							
L0000250		0	0.16370E-05	401688.0	3769584.5	73.9	3.32	6.19
3.08	YES							
L0000251		0	0.16370E-05	401692.2	3769571.9	73.9	3.32	6.19

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 11:12:23

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

INIT.	URBAN	NUMBER	EMISSION	RATE		BASE	RELEASE	INIT.	
SZ	SOURCE	EMISSION	PART.	(GRAMS/SEC)	X	Y	ELEV.	HEIGHT	SY
ID	SCALAR	VARY	CATS.		(METERS)	(METERS)	(METERS)	(METERS)	(METERS)
(METERS)		BY							
L0000252		0	0.16370E-05	401696.4	3769559.3	73.9	3.32	6.19	
3.08	YES								
L0000253		0	0.16370E-05	401700.7	3769546.7	73.9	3.32	6.19	
3.08	YES								
L0000254		0	0.16370E-05	401704.9	3769534.0	73.8	3.32	6.19	
3.08	YES								
L0000255		0	0.16370E-05	401709.1	3769521.4	73.7	3.32	6.19	
3.08	YES								
L0000256		0	0.16370E-05	401713.3	3769508.8	73.8	3.32	6.19	
3.08	YES								
L0000257		0	0.16370E-05	401717.6	3769496.2	73.8	3.32	6.19	
3.08	YES								
L0000258		0	0.16370E-05	401721.8	3769483.6	73.8	3.32	6.19	
3.08	YES								
L0000259		0	0.16370E-05	401726.0	3769471.0	73.8	3.32	6.19	
3.08	YES								
L0000260		0	0.16370E-05	401730.2	3769458.4	73.7	3.32	6.19	
3.08	YES								
L0000261		0	0.16370E-05	401734.5	3769445.8	73.6	3.32	6.19	
3.08	YES								
L0000262		0	0.16370E-05	401738.7	3769433.1	73.7	3.32	6.19	
3.08	YES								
L0000263		0	0.16370E-05	401742.9	3769420.5	73.7	3.32	6.19	
3.08	YES								
L0000264		0	0.16370E-05	401747.1	3769407.9	73.7	3.32	6.19	
3.08	YES								
L0000265		0	0.16370E-05	401751.4	3769395.3	73.6	3.32	6.19	
3.08	YES								
L0000266		0	0.16370E-05	401755.6	3769382.7	73.5	3.32	6.19	
3.08	YES								
L0000267		0	0.16370E-05	401759.2	3769370.0	73.6	3.32	6.19	
3.08	YES								
L0000268		0	0.16370E-05	401760.3	3769356.7	73.6	3.32	6.19	

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3.08	YES							
L0000269		0	0.16370E-05	401761.5	3769343.5	73.5	3.32	6.19
3.08	YES							
L0000270		0	0.16370E-05	401762.6	3769330.2	73.5	3.32	6.19
3.08	YES							
L0000271		0	0.16370E-05	401763.7	3769317.0	73.5	3.32	6.19
3.08	YES							
L0000272		0	0.16370E-05	401764.9	3769303.7	73.6	3.32	6.19
3.08	YES							
L0000273		0	0.16370E-05	401766.0	3769290.5	73.6	3.32	6.19
3.08	YES							
L0000274		0	0.16370E-05	401766.3	3769277.2	73.6	3.32	6.19
3.08	YES							
L0000275		0	0.16370E-05	401766.5	3769263.9	73.6	3.32	6.19
3.08	YES							
L0000276		0	0.16370E-05	401766.7	3769250.6	73.6	3.32	6.19
3.08	YES							
L0000277		0	0.16370E-05	401767.0	3769237.3	73.5	3.32	6.19
3.08	YES							
L0000278		0	0.16370E-05	401767.2	3769224.0	73.4	3.32	6.19
3.08	YES							
L0000279		0	0.16370E-05	401767.4	3769210.7	73.2	3.32	6.19
3.08	YES							
L0000280		0	0.16370E-05	401767.6	3769197.4	73.3	3.32	6.19
3.08	YES							
L0000281		0	0.16370E-05	401767.8	3769184.1	73.3	3.32	6.19
3.08	YES							
L0000282		0	0.16370E-05	401768.0	3769170.8	73.3	3.32	6.19
3.08	YES							
L0000283		0	0.16370E-05	401768.3	3769157.5	73.3	3.32	6.19
3.08	YES							
L0000284		0	0.16370E-05	401768.5	3769144.2	73.3	3.32	6.19
3.08	YES							
L0000285		0	0.16370E-05	401768.7	3769130.9	73.2	3.32	6.19
3.08	YES							
L0000286		0	0.16370E-05	401768.9	3769117.6	73.1	3.32	6.19

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21
*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 5

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS

MyePlaza.ADO

SRCGROUP ID

SOURCE IDs

ALL	L0000001	,	L0000002	,	L0000003	,	L0000004	,	L0000005	,
L0000006	, L0000007	,	L0000008	,						
	L0000009	,	L0000010	,	L0000011	,	L0000012	,	L0000013	,
L0000014	, L0000015	,	L0000016	,						
	L0000017	,	L0000018	,	L0000019	,	L0000020	,	L0000021	,
L0000022	, L0000023	,	L0000024	,						
	L0000025	,	L0000026	,	L0000027	,	L0000028	,	L0000029	,
L0000030	, L0000031	,	L0000032	,						
	L0000033	,	L0000034	,	L0000035	,	L0000036	,	L0000037	,
L0000038	, L0000039	,	L0000040	,						
	L0000041	,	L0000042	,	L0000043	,	L0000044	,	L0000045	,
L0000046	, L0000047	,	L0000048	,						
	L0000049	,	L0000050	,	L0000051	,	L0000052	,	L0000053	,
L0000054	, L0000055	,	L0000056	,						
	L0000057	,	L0000058	,	L0000230	,	L0000231	,	L0000232	,
L0000233	, L0000234	,	L0000235	,						
	L0000236	,	L0000237	,	L0000238	,	L0000239	,	L0000240	,
L0000241	, L0000242	,	L0000243	,						
	L0000244	,	L0000245	,	L0000246	,	L0000247	,	L0000248	,
L0000249	, L0000250	,	L0000251	,						
	L0000252	,	L0000253	,	L0000254	,	L0000255	,	L0000256	,
L0000257	, L0000258	,	L0000259	,						
	L0000260	,	L0000261	,	L0000262	,	L0000263	,	L0000264	,
L0000265	, L0000266	,	L0000267	,						
	L0000268	,	L0000269	,	L0000270	,	L0000271	,	L0000272	,
L0000273	, L0000274	,	L0000275	,						
	L0000276	,	L0000277	,	L0000278	,	L0000279	,	L0000280	,
L0000281	, L0000282	,	L0000283	,						
	L0000284	,	L0000285	,	L0000286	,				

*** AERMOD - VERSION 19191 ***

*** AERMET - VERSION 16216 ***

*** Mye Plaza DPM
03/24/21
11:12:23

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINED AS URBAN SOURCES

URBAN ID	URBAN POP	SOURCE IDs					
-----	-----	-----					
L000005 L000008	9818605. , L000006 ,	L000001 , L000007	, L000002 ,	, L000003 ,	, L000004 ,		
L000014	L000009 , L000015	, L000010 , L000016	, L000011 ,	, L000012 ,	, L000013 ,		
L000022	L000017 , L000023	, L000018 , L000024	, L000019 ,	, L000020 ,	, L000021 ,		
L000030	L000025 , L000031	, L000026 , L000032	, L000027 ,	, L000028 ,	, L000029 ,		
L000038	L000033 , L000039	, L000034 , L000040	, L000035 ,	, L000036 ,	, L000037 ,		
L000046	L000041 , L000047	, L000042 , L000048	, L000043 ,	, L000044 ,	, L000045 ,		
L000054	L000049 , L000055	, L000050 , L000056	, L000051 ,	, L000052 ,	, L000053 ,		
L000233	L000057 , L000234	, L000058 , L000235	, L000230 ,	, L000231 ,	, L000232 ,		
L000241	L000236 , L000242	, L000237 , L000243	, L000238 ,	, L000239 ,	, L000240 ,		
L000249	L000244 , L000250	, L000245 , L000251	, L000246 ,	, L000247 ,	, L000248 ,		
	L000252	, L000253	, L000254	, L000255	, L000256		

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L0000257 , L0000258 , L0000259 ,
 L0000265 , L0000266 , L0000267 , L0000268 , L0000269 , L0000270 , L0000271 , L0000272 ,
 L0000273 , L0000274 , L0000275 ,
 L0000281 , L0000282 , L0000283 ,

L0000284 , L0000285 , L0000286 ,
 ▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 11:12:23

PAGE 7

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** GRIDDED RECEPTOR NETWORK SUMMARY ***

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

*** X-COORDINATES OF GRID ***
(METERS)

401636.3, 401642.3, 401648.3, 401654.3, 401660.3, 401666.3, 401672.3,
 401678.3, 401684.3, 401690.3,
 401696.3,

*** Y-COORDINATES OF GRID ***
(METERS)

3769426.6, 3769432.6, 3769438.6, 3769444.6, 3769450.6, 3769456.6, 3769462.6,
 3769468.6, 3769474.6, 3769480.6,
 3769486.6, 3769492.6, 3769498.6, 3769504.6,

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 11:12:23

PAGE 8

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

MyePlaza.ADO

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	401636.28	401642.28	401648.28	401654.28	401660.28
401666.28	401672.28	401678.28	401684.28		

3769504.63	73.40	73.40	73.40	73.40	73.50
73.50	73.60	73.60	73.70		
3769498.63	73.40	73.40	73.50	73.50	73.50
73.60	73.60	73.70	73.70		
3769492.63	73.50	73.50	73.50	73.50	73.60
73.60	73.70	73.70	73.70		
3769486.63	73.50	73.50	73.50	73.60	73.60
73.70	73.70	73.70	73.80		
3769480.63	73.50	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769474.63	73.50	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769468.63	73.50	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769462.63	73.40	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769456.63	73.40	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769450.63	73.40	73.50	73.50	73.50	73.60
73.60	73.60	73.70	73.70		
3769444.63	73.40	73.50	73.50	73.50	73.60
73.60	73.60	73.60	73.60		
3769438.63	73.40	73.50	73.50	73.50	73.50
73.60	73.60	73.60	73.60		
3769432.63	73.40	73.50	73.50	73.50	73.50
73.50	73.50	73.60	73.60		
3769426.63	73.40	73.50	73.50	73.50	73.50
73.50	73.50	73.50	73.60		

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 9

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***


```

MyePlaza.ADO
3769444.63 | 73.70 73.70
3769438.63 | 73.60 73.70
3769432.63 | 73.60 73.70
3769426.63 | 73.60 73.60
^ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21
*** AERMET - VERSION 16216 *** ***
*** 11:12:23

```

PAGE 12

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** GRIDDED RECEPTOR NETWORK SUMMARY ***

*** NETWORK ID: UCART2 ; NETWORK TYPE:

GRIDCART ***

*** X-COORDINATES OF GRID ***
(METERS)

401697.1, 401703.1,

*** Y-COORDINATES OF GRID ***
(METERS)

3769428.3, 3769434.3, 3769440.3, 3769446.3, 3769452.3, 3769458.3, 3769464.3,
3769470.3, 3769476.3, 3769482.3,

```

^ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21
*** AERMET - VERSION 16216 *** ***
*** 11:12:23

```

PAGE 13

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART2 ; NETWORK TYPE:

GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	X-COORD (METERS)	
	401697.15	401703.15

```

-----
3769482.26 | 73.80 73.80
3769476.26 | 73.80 73.80

```


MyePlaza.ADO

*** X-COORDINATES OF GRID ***
(METERS)

401703.7, 401709.7,

*** Y-COORDINATES OF GRID ***
(METERS)

3769428.3, 3769434.3, 3769440.3, 3769446.3, 3769452.3, 3769458.3, 3769464.3,
3769470.3,

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 16

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART3 ; NETWORK TYPE:

GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	401703.74	401709.74	X-COORD (METERS)
---------------------	-----------	-----------	------------------

3769470.31	73.70	73.70
3769464.31	73.70	73.70
3769458.31	73.70	73.70
3769452.31	73.70	73.70
3769446.31	73.70	73.70
3769440.31	73.70	73.70
3769434.31	73.70	73.70
3769428.31	73.70	73.70

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 17

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART3 ; NETWORK TYPE:

GRIDCART ***

MyePlaza.ADO

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	401710.27	401716.27	X-COORD (METERS)
---------------------	-----------	-----------	------------------

3769446.22	73.70	73.60
3769440.22	73.70	73.60
3769434.22	73.70	73.60
3769428.22	73.60	73.60

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 20

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)	401710.27	401716.27	X-COORD (METERS)
---------------------	-----------	-----------	------------------

3769446.22	73.70	73.60
3769440.22	73.70	73.60
3769434.22	73.70	73.60
3769428.22	73.60	73.60

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 21

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** METEOROLOGICAL DAYS SELECTED FOR

PROCESSING ***

(1=YES; 0=NO)

1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1	1 1 1
1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1	1 1 1

MyePlaza.ADO

First 24 hours of scalar data

YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O	LEN	Z0	BOWEN
ALBEDO	REF	WS	WD	HT	REF	TA	HT							
10	01	01	1	01	-38.6	0.384	-9.000	-9.000	-999.	572.	162.4	0.34	0.73	
1.00	3.10	321.	9.1	283.8	5.5									
10	01	01	1	02	-33.5	0.333	-9.000	-9.000	-999.	462.	121.8	0.34	0.73	
1.00	2.70	217.	9.1	282.5	5.5									
10	01	01	1	03	-21.9	0.218	-9.000	-9.000	-999.	251.	52.2	0.34	0.73	
1.00	1.80	290.	9.1	282.5	5.5									
10	01	01	1	04	-27.1	0.269	-9.000	-9.000	-999.	334.	79.5	0.34	0.73	
1.00	2.20	255.	9.1	282.0	5.5									
10	01	01	1	05	-21.9	0.218	-9.000	-9.000	-999.	245.	52.2	0.34	0.73	
1.00	1.80	234.	9.1	282.0	5.5									
10	01	01	1	06	-27.1	0.269	-9.000	-9.000	-999.	334.	79.5	0.34	0.73	
1.00	2.20	258.	9.1	282.0	5.5									
10	01	01	1	07	-27.2	0.269	-9.000	-9.000	-999.	334.	79.5	0.34	0.73	
1.00	2.20	213.	9.1	281.4	5.5									
10	01	01	1	08	-22.6	0.335	-9.000	-9.000	-999.	466.	151.7	0.34	0.73	
0.54	2.70	215.	9.1	282.0	5.5									
10	01	01	1	09	26.9	0.249	0.347	0.008	56.	302.	-51.9	0.34	0.73	
0.32	1.80	199.	9.1	284.2	5.5									
10	01	01	1	10	65.3	0.365	0.593	0.008	116.	529.	-67.5	0.34	0.73	
0.24	2.70	117.	9.1	288.1	5.5									
10	01	01	1	11	94.5	0.374	0.933	0.008	311.	550.	-50.3	0.34	0.73	
0.21	2.70	243.	9.1	290.4	5.5									
10	01	01	1	12	103.9	0.279	1.087	0.008	448.	359.	-19.0	0.34	0.73	
0.20	1.80	130.	9.1	293.1	5.5									
10	01	01	1	13	83.7	0.273	1.073	0.008	533.	343.	-22.0	0.34	0.73	
0.20	1.80	282.	9.1	294.9	5.5									
10	01	01	1	14	82.0	0.218	1.112	0.008	606.	245.	-11.4	0.34	0.73	
0.21	1.30	290.	9.1	295.9	5.5									
10	01	01	1	15	38.9	0.202	0.881	0.008	636.	217.	-19.0	0.34	0.73	
0.25	1.30	192.	9.1	294.9	5.5									
10	01	01	1	16	11.4	0.181	0.588	0.008	643.	185.	-47.4	0.34	0.73	
0.33	1.30	218.	9.1	293.8	5.5									
10	01	01	1	17	-10.7	0.155	-9.000	-9.000	-999.	147.	31.4	0.34	0.73	
0.60	1.30	255.	9.1	292.0	5.5									
10	01	01	1	18	-5.5	0.104	-9.000	-9.000	-999.	81.	18.6	0.34	0.73	
1.00	0.90	129.	9.1	289.2	5.5									
10	01	01	1	19	-11.8	0.154	-9.000	-9.000	-999.	145.	27.8	0.34	0.73	
1.00	1.30	264.	9.1	287.5	5.5									
10	01	01	1	20	-11.8	0.154	-9.000	-9.000	-999.	144.	27.8	0.34	0.73	
1.00	1.30	25.	9.1	287.0	5.5									
10	01	01	1	21	-21.6	0.218	-9.000	-9.000	-999.	244.	52.2	0.34	0.73	
1.00	1.80	343.	9.1	285.9	5.5									
10	01	01	1	22	-21.7	0.218	-9.000	-9.000	-999.	244.	52.2	0.34	0.73	

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```

1.00  1.80  332.  9.1  284.9  5.5
  10 01 01  1 23 -21.7  0.218 -9.000 -9.000 -999.  244.  52.2  0.34  0.73
1.00  1.80  178.  9.1  284.2  5.5
  10 01 01  1 24 -11.8  0.154 -9.000 -9.000 -999.  145.  27.6  0.34  0.73
1.00  1.30  28.   9.1  283.1  5.5

```

First hour of profile data

```

YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
10 01 01 01    5.5 0 -999.  -99.00  283.8  99.0 -99.00 -99.00
10 01 01 01    9.1 1  321.   3.10 -999.0  99.0 -99.00 -99.00

```

F indicates top of profile (=1) or below (=0)

```

^ *** AERMOD - VERSION 19191 ***   *** Mye Plaza DPM
      ***                       03/24/21
*** AERMET - VERSION 16216 ***   ***
      ***                       11:12:23

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PAGE 23

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION

VALUES FOR SOURCE GROUP: ALL

```

      ***
      INCLUDING SOURCE(S):  L0000001  , L0000002
, L0000003  , L0000004  , L0000005  ,
, L0000006  , L0000007  , L0000008  , L0000009  , L0000010
, L0000011  , L0000012  , L0000013  ,
, L0000014  , L0000015  , L0000016  , L0000017  , L0000018
, L0000019  , L0000020  , L0000021  ,
, L0000022  , L0000023  , L0000024  , L0000025  , L0000026
, L0000027  , L0000028  , . . . ,

```

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3

**

```

      Y-COORD |
      (METERS) | 401636.28  401642.28  401648.28  401654.28  401660.28
401666.28  401672.28  401678.28  401684.28
-----

```

```

3769504.63 | 0.00609  0.00652  0.00702  0.00759  0.00826
0.00907   | 0.01005  0.01126  0.01283
3769498.63 | 0.00596  0.00637  0.00685  0.00739  0.00803
0.00879   | 0.00970  0.01084  0.01226

```


MyePlaza.ADO

Y-COORD (METERS) | 401690.28 401696.28 X-COORD (METERS)

3769504.63 | 0.01489 0.01775
3769498.63 | 0.01413 0.01667
3769492.63 | 0.01345 0.01574
3769486.63 | 0.01283 0.01489
3769480.63 | 0.01226 0.01413
3769474.63 | 0.01174 0.01343
3769468.63 | 0.01127 0.01281
3769462.63 | 0.01083 0.01225
3769456.63 | 0.01043 0.01174
3769450.63 | 0.01006 0.01127
3769444.63 | 0.00972 0.01084
3769438.63 | 0.00939 0.01044
3769432.63 | 0.00910 0.01007
3769426.63 | 0.00882 0.00973

*** AERMOD - VERSION 19191 *** Mye Plaza DPM
*** 03/24/21
*** AERMET - VERSION 16216 ***
*** 11:12:23

PAGE 25

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL
INCLUDING SOURCE(S): L0000001 , L0000002
, L0000003 , L0000004 , L0000005 ,
, L0000006 , L0000007 , L0000008 , L0000009 , L0000010
, L0000011 , L0000012 , L0000013 ,
, L0000014 , L0000015 , L0000016 , L0000017 , L0000018
, L0000019 , L0000020 , L0000021 ,
, L0000022 , L0000023 , L0000024 , L0000025 , L0000026
, L0000027 , L0000028 , . . . ,

*** NETWORK ID: UCART2 ; NETWORK TYPE:

GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3

**

Y-COORD (METERS) | 401697.15 401703.15 X-COORD (METERS)

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3769434.31 | 0.01175 0.01344
3769428.31 | 0.01129 0.01284

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21
*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 27

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION

VALUES FOR SOURCE GROUP: ALL

INCLUDING SOURCE(S): L0000001 , L0000002

, L0000003 , L0000004 , L0000005 ,
L0000006 , L0000007 , L0000008 , L0000009 , L0000010
, L0000011 , L0000012 , L0000013 ,
L0000014 , L0000015 , L0000016 , L0000017 , L0000018
, L0000019 , L0000020 , L0000021 ,
L0000022 , L0000023 , L0000024 , L0000025 , L0000026
, L0000027 , L0000028 , . . . ,

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3

**

Y-COORD | X-COORD (METERS)
(METERS) | 401710.27 401716.27

3769446.22 | 0.01506 0.01795
3769440.22 | 0.01429 0.01686
3769434.22 | 0.01360 0.01590
3769428.22 | 0.01297 0.01506

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21
*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 28

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION

VALUES FOR SOURCE GROUP: ALL

INCLUDING SOURCE(S): L0000001 , L0000002

, L0000003 , L0000004 , L0000005 ,

MyePlaza.ADO

L0000006 , L0000007 , L0000008 , L0000009 , L0000010
 , L0000011 , L0000012 , L0000013 ,
 L0000014 , L0000015 , L0000016 , L0000017 , L0000018
 , L0000019 , L0000020 , L0000021 ,
 L0000022 , L0000023 , L0000024 , L0000025 , L0000026
 , L0000027 , L0000028 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3

**

Y-COORD				X-COORD (METERS)
(METERS)		401636.28	401642.28	401648.28
		401654.28	401660.28	

3769504.6	0.01522 (15092707)	0.01624 (15092707)	0.01742
(15092707)	0.01878 (15092707)	0.02037 (15092707)	
3769498.6	0.01490 (15092707)	0.01589 (15092707)	0.01701
(15092707)	0.01831 (15092707)	0.01981 (15092707)	
3769492.6	0.01461 (15092707)	0.01555 (15092707)	0.01662
(15092707)	0.01786 (15092707)	0.01929 (15092707)	
3769486.6	0.01432 (15092707)	0.01523 (15092707)	0.01625
(15092707)	0.01743 (15092707)	0.01879 (15092707)	
3769480.6	0.01404 (15092707)	0.01491 (15092707)	0.01590
(15092707)	0.01702 (15092707)	0.01832 (15092707)	
3769474.6	0.01377 (15092707)	0.01461 (15092707)	0.01556
(15092707)	0.01664 (15092707)	0.01787 (15092707)	
3769468.6	0.01352 (15092707)	0.01433 (15092707)	0.01524
(15092707)	0.01627 (15092707)	0.01744 (15092707)	
3769462.6	0.01327 (15092707)	0.01405 (15092707)	0.01493
(15092707)	0.01591 (15092707)	0.01703 (15092707)	
3769456.6	0.01303 (15092707)	0.01379 (15092707)	0.01463
(15092707)	0.01558 (15092707)	0.01665 (15092707)	
3769450.6	0.01281 (15092707)	0.01353 (15092707)	0.01434
(15092707)	0.01525 (15092707)	0.01628 (15092707)	
3769444.6	0.01259 (15092707)	0.01329 (15092707)	0.01407
(15092707)	0.01494 (15092707)	0.01593 (15092707)	
3769438.6	0.01238 (15092707)	0.01306 (15092707)	0.01381
(15092707)	0.01465 (15092707)	0.01560 (15092707)	
3769432.6	0.01217 (15092707)	0.01283 (15092707)	0.01356
(15092707)	0.01437 (15092707)	0.01528 (15092707)	
3769426.6	0.01198 (15092707)	0.01262 (15092707)	0.01332
(15092707)	0.01410 (15092707)	0.01498 (15092707)	

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM

MyePlaza.ADO

*** 03/24/21

*** AERMET - VERSION 16216 ***

*** 11:12:23

PAGE 29

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL ***

INCLUDING SOURCE(S): L0000001 , L0000002
, L0000003 , L0000004 , L0000005 ,
L0000006 , L0000007 , L0000008 , L0000009 , L0000010
, L0000011 , L0000012 , L0000013 ,
L0000014 , L0000015 , L0000016 , L0000017 , L0000018
, L0000019 , L0000020 , L0000021 ,
L0000022 , L0000023 , L0000024 , L0000025 , L0000026
, L0000027 , L0000028 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3

**

Y-COORD | X-COORD (METERS)
(METERS) | 401666.28 401672.28 401678.28
401684.28 401690.28

3769504.6 | 0.02227 (15092707) 0.02457 (15092707) 0.02744
(15092707) 0.03113 (15092707) 0.03605 (15092707)
3769498.6 | 0.02160 (15092707) 0.02375 (15092707) 0.02642
(15092707) 0.02978 (15092707) 0.03422 (15092707)
3769492.6 | 0.02097 (15092707) 0.02300 (15092707) 0.02546
(15092707) 0.02856 (15092707) 0.03260 (15092707)
3769486.6 | 0.02039 (15092707) 0.02228 (15092707) 0.02458
(15092707) 0.02745 (15092707) 0.03112 (15092707)
3769480.6 | 0.01982 (15092707) 0.02161 (15092707) 0.02376
(15092707) 0.02640 (15092707) 0.02977 (15092707)
3769474.6 | 0.01929 (15092707) 0.02098 (15092707) 0.02299
(15092707) 0.02545 (15092707) 0.02854 (15092707)
3769468.6 | 0.01880 (15092707) 0.02039 (15092707) 0.02228
(15092707) 0.02457 (15092707) 0.02742 (15092707)
3769462.6 | 0.01832 (15092707) 0.01983 (15092707) 0.02161
(15092707) 0.02375 (15092707) 0.02639 (15092707)
3769456.6 | 0.01788 (15092707) 0.01931 (15092707) 0.02099
(15092707) 0.02300 (15092707) 0.02545 (15092707)

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*** AERMET - VERSION 16216 ***
*** 11:12:23

PAGE 32

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): L000001 , L000002
, L000003 , L000004 , L000005 ,
, L000006 , L000007 , L000008 , L000009 , L000010
, L000011 , L000012 , L000013 ,
, L000014 , L000015 , L000016 , L000017 , L000018
, L000019 , L000020 , L000021 ,
, L000022 , L000023 , L000024 , L000025 , L000026
, L000027 , L000028 , . . . ,

*** NETWORK ID: UCART3 ; NETWORK TYPE:

GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3

**

Y-COORD | X-COORD (METERS)
(METERS) | 401703.74 401709.74

3769470.3	0.03802 (15092707)	0.04592 (15092707)
3769464.3	0.03598 (15092707)	0.04291 (15092707)
3769458.3	0.03416 (15092707)	0.04028 (15092707)
3769452.3	0.03254 (15092707)	0.03799 (15092707)
3769446.3	0.03108 (15092707)	0.03596 (15092707)
3769440.3	0.02976 (15092707)	0.03416 (15092707)
3769434.3	0.02856 (15092707)	0.03255 (15092707)
3769428.3	0.02747 (15092707)	0.03111 (15092707)

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21

*** AERMET - VERSION 16216 ***
*** 11:12:23

PAGE 33

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): L000001 , L000002
, L000003 , L000004 , L000005 ,

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L0000006 , L0000007 , L0000008 , L0000009 , L0000010
, L0000011 , L0000012 , L0000013 ,
L0000014 , L0000015 , L0000016 , L0000017 , L0000018
, L0000019 , L0000020 , L0000021 ,
L0000022 , L0000023 , L0000024 , L0000025 , L0000026
, L0000027 , L0000028 , . . . ,

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3

**

Y-COORD | X-COORD (METERS)
(METERS) | 401710.27 401716.27

3769446.2 | 0.03644 (15092707) 0.04352 (15092707)
3769440.2 | 0.03459 (15092707) 0.04084 (15092707)
3769434.2 | 0.03294 (15092707) 0.03849 (15092707)
3769428.2 | 0.03144 (15092707) 0.03643 (15092707)

*** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 34

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** THE SUMMARY OF MAXIMUM PERIOD (43848

HRS) RESULTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3

**

NETWORK

GROUP ID AVERAGE CONC RECEPTOR (XR, YR,
ZELEV, ZHILL, ZFLAG) OF TYPE GRID-ID

ALL 1ST HIGHEST VALUE IS 0.01891 AT (401709.74, 3769470.31,
73.70, 73.70, 0.00) GC UCART3
2ND HIGHEST VALUE IS 0.01795 AT (401716.27, 3769446.22,
73.60, 73.60, 0.00) GC UCART4

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73.70, 3RD HIGHEST VALUE IS 0.01775 AT (401696.28, 3769504.63,
 73.70, 0.00) GC UCART1
 73.70, 4TH HIGHEST VALUE IS 0.01770 AT (401709.74, 3769464.31,
 73.70, 0.00) GC UCART3
 73.80, 5TH HIGHEST VALUE IS 0.01741 AT (401703.15, 3769482.26,
 73.80, 0.00) GC UCART2
 73.60, 6TH HIGHEST VALUE IS 0.01686 AT (401716.27, 3769440.22,
 73.60, 0.00) GC UCART4
 73.70, 7TH HIGHEST VALUE IS 0.01667 AT (401696.28, 3769498.63,
 73.70, 0.00) GC UCART1
 73.70, 8TH HIGHEST VALUE IS 0.01664 AT (401709.74, 3769458.31,
 73.70, 0.00) GC UCART3
 73.80, 9TH HIGHEST VALUE IS 0.01638 AT (401703.15, 3769476.26,
 73.80, 0.00) GC UCART2
 73.60, 10TH HIGHEST VALUE IS 0.01590 AT (401716.27, 3769434.22,
 73.60, 0.00) GC UCART4

*** RECEPTOR TYPES: GC = GRIDCART
 GP = GRIDPOLR
 DC = DISCCART
 DP = DISCPOLR

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 11:12:23

PAGE 35

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE SUMMARY OF HIGHEST 1-HR

RESULTS ***

** CONC OF PM₁₀ IN MICROGRAMS/M³
 **

GROUP ID	AVERAGE CONC	DATE	RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)	OF TYPE	(YYMMDDHH)	
	NETWORK		
	GRID-ID		

ALL HIGH 1ST HIGH VALUE IS 0.04592 ON 15092707: AT (401709.74,
 3769470.31, 73.70, 73.70, 0.00) GC UCART3

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*** RECEPTOR TYPES: GC = GRIDCART
GP = GRIDPOLR
DC = DISCCART
DP = DISCPOLR

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 11:12:23

PAGE 36

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** Message Summary : AERMOD Model Execution ***

----- Summary of Total Messages -----

A Total of 0 Fatal Error Message(s)
A Total of 4 Warning Message(s)
A Total of 1277 Informational Message(s)

A Total of 43848 Hours Were Processed

A Total of 152 Calm Hours Identified

A Total of 1125 Missing Hours Identified (2.57 Percent)

***** FATAL ERROR MESSAGES *****
*** NONE ***

***** WARNING MESSAGES *****
ME W186 335 MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
0.50
ME W187 335 MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET

MX W450 26305 CHKDAT: Record Out of Sequence in Meteorological File at:
15010101
MX W450 26305 CHKDAT: Record Out of Sequence in Meteorological File at:
2 year gap

*** AERMOD Finishes Successfully ***

MyePlaza_TOG.ADI

**

**

** AERMOD Input Produced by:
** AERMOD View Ver. 9.9.0
** Lakes Environmental Software Inc.
** Date: 3/26/2021
** File: C:\Lakes\AERMOD View\MyePlaza_TOG\MyePlaza_TOG.ADI

**

**

**

** AERMOD Control Pathway

**

**

CO STARTING
TITLEONE Mye Plaza TOG
MODELOPT DFAULT CONC
AVERTIME 1 PERIOD
URBANOPT 9818605
POLLUTID TOG
RUNORNOT RUN
ERRORFIL MyePlaza_TOG.err

CO FINISHED

**

** AERMOD Source Pathway

**

**

SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **

**

** Line Source Represented by Adjacent Volume Sources

** LINE VOLUME Source ID = SLINE1

** DESCRSRC Rosemead NB

** PREFIX

** Length of Side = 13.30

** Configuration = Adjacent

** Emission Rate = 0.00482

** Vertical Dimension = 1.93

** SZINIT = 0.90

** Nodes = 7

** 401785.131, 3769112.273, 73.20, 0.60, 6.19

** 401785.131, 3769257.693, 73.70, 0.60, 6.19

MyePlaza_TOG.ADI

** 401779.677, 3769329.493, 74.06, 0.60, 6.19
 ** 401759.682, 3769415.836, 73.88, 0.60, 6.19
 ** 401683.337, 3769639.418, 74.25, 0.60, 6.19
 ** 401636.985, 3769723.943, 75.55, 0.60, 6.19
 ** 401550.642, 3769822.101, 73.81, 0.60, 6.19

** -----

LOCATION	VOLUME				
L0000287	VOLUME	401785.131	3769118.923	73.21	
L0000288	VOLUME	401785.131	3769132.223	73.24	
L0000289	VOLUME	401785.131	3769145.523	73.27	
L0000290	VOLUME	401785.131	3769158.823	73.32	
L0000291	VOLUME	401785.131	3769172.123	73.37	
L0000292	VOLUME	401785.131	3769185.423	73.41	
L0000293	VOLUME	401785.131	3769198.723	73.44	
L0000294	VOLUME	401785.131	3769212.023	73.46	
L0000295	VOLUME	401785.131	3769225.323	73.56	
L0000296	VOLUME	401785.131	3769238.623	73.66	
L0000297	VOLUME	401785.131	3769251.923	73.69	
L0000298	VOLUME	401784.560	3769265.202	73.70	
L0000299	VOLUME	401783.553	3769278.464	73.73	
L0000300	VOLUME	401782.546	3769291.725	73.80	
L0000301	VOLUME	401781.539	3769304.987	73.87	
L0000302	VOLUME	401780.531	3769318.249	73.97	
L0000303	VOLUME	401779.221	3769331.465	74.03	
L0000304	VOLUME	401776.220	3769344.422	74.03	
L0000305	VOLUME	401773.220	3769357.379	74.03	
L0000306	VOLUME	401770.219	3769370.336	73.99	
L0000307	VOLUME	401767.219	3769383.293	73.88	
L0000308	VOLUME	401764.218	3769396.250	73.80	
L0000309	VOLUME	401761.217	3769409.207	73.81	
L0000310	VOLUME	401757.583	3769421.983	73.91	
L0000311	VOLUME	401753.285	3769434.570	73.98	
L0000312	VOLUME	401748.988	3769447.156	73.97	
L0000313	VOLUME	401744.690	3769459.743	73.95	
L0000314	VOLUME	401740.392	3769472.329	73.88	
L0000315	VOLUME	401736.094	3769484.915	73.87	
L0000316	VOLUME	401731.796	3769497.502	73.84	
L0000317	VOLUME	401727.499	3769510.088	73.78	
L0000318	VOLUME	401723.201	3769522.675	73.75	
L0000319	VOLUME	401718.903	3769535.261	73.87	
L0000320	VOLUME	401714.605	3769547.848	73.99	
L0000321	VOLUME	401710.307	3769560.434	74.01	
L0000322	VOLUME	401706.009	3769573.021	73.95	
L0000323	VOLUME	401701.712	3769585.607	73.92	
L0000324	VOLUME	401697.414	3769598.194	73.97	
L0000325	VOLUME	401693.116	3769610.780	74.03	
L0000326	VOLUME	401688.818	3769623.366	74.12	
L0000327	VOLUME	401684.520	3769635.953	74.21	
L0000328	VOLUME	401678.703	3769647.869	74.31	

MyePlaza_TOG.ADI

LOCATION	L0000329	VOLUME	401672.308	3769659.531	74.53
LOCATION	L0000330	VOLUME	401665.913	3769671.192	74.80
LOCATION	L0000331	VOLUME	401659.517	3769682.854	75.15
LOCATION	L0000332	VOLUME	401653.122	3769694.516	75.57
LOCATION	L0000333	VOLUME	401646.727	3769706.177	75.82
LOCATION	L0000334	VOLUME	401640.332	3769717.839	75.75
LOCATION	L0000335	VOLUME	401632.799	3769728.702	76.35
LOCATION	L0000336	VOLUME	401624.014	3769738.688	76.50
LOCATION	L0000337	VOLUME	401615.230	3769748.675	74.71
LOCATION	L0000338	VOLUME	401606.446	3769758.661	72.33
LOCATION	L0000339	VOLUME	401597.662	3769768.647	70.41
LOCATION	L0000340	VOLUME	401588.877	3769778.634	70.39
LOCATION	L0000341	VOLUME	401580.093	3769788.620	70.40
LOCATION	L0000342	VOLUME	401571.309	3769798.606	70.75
LOCATION	L0000343	VOLUME	401562.524	3769808.593	72.07
LOCATION	L0000344	VOLUME	401553.740	3769818.579	73.35

** End of LINE VOLUME Source ID = SLINE1

**

** Line Source Represented by Adjacent Volume Sources

** LINE VOLUME Source ID = SLINE2

** DESCRSRC Rosemead SB

** PREFIX

** Length of Side = 13.30

** Configuration = Adjacent

** Emission Rate = 0.00473

** Vertical Dimension = 1.93

** SZINIT = 0.90

** Nodes = 6

** 401542.248, 3769811.249, 75.17, 0.60, 6.19

** 401629.811, 3769709.784, 75.51, 0.60, 6.19

** 401672.290, 3769631.385, 74.10, 0.60, 6.19

** 401758.936, 3769372.690, 73.56, 0.60, 6.19

** 401766.106, 3769289.464, 73.45, 0.60, 6.19

** 401768.978, 3769113.591, 73.16, 0.60, 6.19

**

LOCATION	L0000345	VOLUME	401546.592	3769806.214	73.17
LOCATION	L0000346	VOLUME	401555.282	3769796.145	71.27
LOCATION	L0000347	VOLUME	401563.971	3769786.076	70.73
LOCATION	L0000348	VOLUME	401572.661	3769776.007	70.42
LOCATION	L0000349	VOLUME	401581.350	3769765.938	70.38
LOCATION	L0000350	VOLUME	401590.040	3769755.869	71.32
LOCATION	L0000351	VOLUME	401598.729	3769745.801	73.59
LOCATION	L0000352	VOLUME	401607.419	3769735.732	76.39
LOCATION	L0000353	VOLUME	401616.108	3769725.663	76.11
LOCATION	L0000354	VOLUME	401624.797	3769715.594	75.82
LOCATION	L0000355	VOLUME	401632.491	3769704.838	75.52
LOCATION	L0000356	VOLUME	401638.827	3769693.144	75.33
LOCATION	L0000357	VOLUME	401645.164	3769681.450	75.07

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LOCATION	VOLUME				
LOCATION L0000358	VOLUME	401651.500	3769669.756	74.77	
LOCATION L0000359	VOLUME	401657.836	3769658.062	74.44	
LOCATION L0000360	VOLUME	401664.172	3769646.369	74.16	
LOCATION L0000361	VOLUME	401670.508	3769634.675	74.08	
LOCATION L0000362	VOLUME	401675.326	3769622.322	74.04	
LOCATION L0000363	VOLUME	401679.550	3769609.710	74.01	
LOCATION L0000364	VOLUME	401683.774	3769597.099	73.94	
LOCATION L0000365	VOLUME	401687.998	3769584.487	73.86	
LOCATION L0000366	VOLUME	401692.222	3769571.876	73.89	
LOCATION L0000367	VOLUME	401696.446	3769559.265	73.93	
LOCATION L0000368	VOLUME	401700.670	3769546.653	73.93	
LOCATION L0000369	VOLUME	401704.894	3769534.042	73.82	
LOCATION L0000370	VOLUME	401709.118	3769521.430	73.70	
LOCATION L0000371	VOLUME	401713.342	3769508.819	73.75	
LOCATION L0000372	VOLUME	401717.566	3769496.207	73.81	
LOCATION L0000373	VOLUME	401721.790	3769483.596	73.81	
LOCATION L0000374	VOLUME	401726.014	3769470.985	73.75	
LOCATION L0000375	VOLUME	401730.238	3769458.373	73.66	
LOCATION L0000376	VOLUME	401734.462	3769445.762	73.65	
LOCATION L0000377	VOLUME	401738.686	3769433.150	73.66	
LOCATION L0000378	VOLUME	401742.910	3769420.539	73.70	
LOCATION L0000379	VOLUME	401747.134	3769407.928	73.68	
LOCATION L0000380	VOLUME	401751.358	3769395.316	73.60	
LOCATION L0000381	VOLUME	401755.582	3769382.705	73.54	
LOCATION L0000382	VOLUME	401759.171	3769369.962	73.61	
LOCATION L0000383	VOLUME	401760.313	3769356.711	73.56	
LOCATION L0000384	VOLUME	401761.455	3769343.460	73.49	
LOCATION L0000385	VOLUME	401762.596	3769330.209	73.47	
LOCATION L0000386	VOLUME	401763.738	3769316.958	73.52	
LOCATION L0000387	VOLUME	401764.879	3769303.707	73.56	
LOCATION L0000388	VOLUME	401766.021	3769290.456	73.61	
LOCATION L0000389	VOLUME	401766.307	3769277.161	73.63	
LOCATION L0000390	VOLUME	401766.525	3769263.863	73.63	
LOCATION L0000391	VOLUME	401766.742	3769250.565	73.62	
LOCATION L0000392	VOLUME	401766.959	3769237.267	73.55	
LOCATION L0000393	VOLUME	401767.176	3769223.969	73.39	
LOCATION L0000394	VOLUME	401767.393	3769210.670	73.25	
LOCATION L0000395	VOLUME	401767.610	3769197.372	73.30	
LOCATION L0000396	VOLUME	401767.827	3769184.074	73.34	
LOCATION L0000397	VOLUME	401768.045	3769170.776	73.35	
LOCATION L0000398	VOLUME	401768.262	3769157.477	73.35	
LOCATION L0000399	VOLUME	401768.479	3769144.179	73.31	
LOCATION L0000400	VOLUME	401768.696	3769130.881	73.23	
LOCATION L0000401	VOLUME	401768.913	3769117.583	73.15	

** End of LINE VOLUME Source ID = SLINE2

** Source Parameters **

** LINE VOLUME Source ID = SLINE1

SRCPARAM L0000287	0.0000831034	0.60	6.19	0.90
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SRCPARAM L0000336	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000337	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000338	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000339	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000340	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000341	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000342	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000343	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000344	0.0000831034	0.60	6.19	0.90

**

** LINE VOLUME Source ID = SLINE2

SRCPARAM L0000345	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000346	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000347	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000348	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000349	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000350	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000351	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000352	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000353	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000354	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000355	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000356	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000357	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000358	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000359	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000360	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000361	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000362	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000363	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000364	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000365	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000366	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000367	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000368	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000369	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000370	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000371	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000372	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000373	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000374	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000375	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000376	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000377	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000378	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000379	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000380	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000381	0.0000829825	0.60	6.19	0.90

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SRCPARAM L0000382	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000383	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000384	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000385	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000386	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000387	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000388	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000389	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000390	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000391	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000392	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000393	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000394	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000395	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000396	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000397	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000398	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000399	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000400	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000401	0.0000829825	0.60	6.19	0.90

** -----

URBANSRC ALL
SRCGROUP ALL

SO FINISHED
**

** AERMOD Receptor Pathway

**
**

RE STARTING
INCLUDED MyePlaza_TOG.rou

RE FINISHED
**

** AERMOD Meteorology Pathway

**
**

ME STARTING
** Surface File Path: C:\Lakes\AERMOD View\MyePlaza_TOG\PICO_V9_ADJU\
SURFFILE PICO_V9_ADJU\PICO_v9.SFC
** Profile File Path: C:\Lakes\AERMOD View\MyePlaza_TOG\PICO_V9_ADJU\
PROFFILE PICO_V9_ADJU\PICO_v9.PFL
SURFDATA 3166 2010
UAIRDATA 3190 2010
SITEDATA 99999 2010
PROFBASE 58.0 METERS

MyePlaza_TOG.ADI

```
ME FINISHED
**
*****
** AERMOD Output Pathway
*****
**
**
OU STARTING
  RECTABLE ALLAVE 1ST
  RECTABLE 1 1ST
** Auto-Generated Plotfiles
  PLOTFILE 1 ALL 1ST "C:\Lakes\AERMOD
View\MyePlaza_TOG\MYEPLAZA_TOG.AD\01H1GALL.PLT" 31
  PLOTFILE PERIOD ALL "C:\Lakes\AERMOD
View\MyePlaza_TOG\MYEPLAZA_TOG.AD\PE00GALL.PLT" 32
  SUMMFILE "C:\Lakes\AERMOD View\MyePlaza_TOG\MyePlaza_TOG.sum"
OU FINISHED
**
*****
** Project Parameters
*****
** PROJCTN  CoordinateSystemUTM
** DESCPTN  UTM: Universal Transverse Mercator
** DATUM    World Geodetic System 1984
** DTMRGN   Global Definition
** UNITS    m
** ZONE     11
** ZONEINX  0
**
```

MyePlaza_TOG.ADO

**

**

** AERMOD Input Produced by:
** AERMOD View Ver. 9.9.0
** Lakes Environmental Software Inc.
** Date: 3/24/2021
** File: C:\Lakes\AERMOD View\MyePlaza_TOG\MyePlaza_TOG.ADI

**

**

**

** AERMOD Control Pathway

**

**

CO STARTING
TITLEONE Mye Plaza TOG
MODELOPT DFAULT CONC
AVERTIME 1 PERIOD
URBANOPT 9818605
POLLUTID TOG
RUNORNOT RUN
ERRORFIL MyePlaza_TOG.err

CO FINISHED

**

** AERMOD Source Pathway

**

**

SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **

**

** Line Source Represented by Adjacent Volume Sources

** LINE VOLUME Source ID = SLINE1

** DESCRSRC Rosemead NB

** PREFIX

** Length of Side = 13.30

** Configuration = Adjacent

** Emission Rate = 0.00482

** Vertical Dimension = 1.93

** SZINIT = 0.90

** Nodes = 7

** 401785.131, 3769112.273, 73.20, 0.60, 6.19

** 401785.131, 3769257.693, 73.70, 0.60, 6.19

MyePlaza_TOG.ADO

** 401779.677, 3769329.493, 74.06, 0.60, 6.19
 ** 401759.682, 3769415.836, 73.88, 0.60, 6.19
 ** 401683.337, 3769639.418, 74.25, 0.60, 6.19
 ** 401636.985, 3769723.943, 75.55, 0.60, 6.19
 ** 401550.642, 3769822.101, 73.81, 0.60, 6.19

** -----

LOCATION	VOLUME				
L0000287	VOLUME	401785.131	3769118.923	73.21	
L0000288	VOLUME	401785.131	3769132.223	73.24	
L0000289	VOLUME	401785.131	3769145.523	73.27	
L0000290	VOLUME	401785.131	3769158.823	73.32	
L0000291	VOLUME	401785.131	3769172.123	73.37	
L0000292	VOLUME	401785.131	3769185.423	73.41	
L0000293	VOLUME	401785.131	3769198.723	73.44	
L0000294	VOLUME	401785.131	3769212.023	73.46	
L0000295	VOLUME	401785.131	3769225.323	73.56	
L0000296	VOLUME	401785.131	3769238.623	73.66	
L0000297	VOLUME	401785.131	3769251.923	73.69	
L0000298	VOLUME	401784.560	3769265.202	73.70	
L0000299	VOLUME	401783.553	3769278.464	73.73	
L0000300	VOLUME	401782.546	3769291.725	73.80	
L0000301	VOLUME	401781.539	3769304.987	73.87	
L0000302	VOLUME	401780.531	3769318.249	73.97	
L0000303	VOLUME	401779.221	3769331.465	74.03	
L0000304	VOLUME	401776.220	3769344.422	74.03	
L0000305	VOLUME	401773.220	3769357.379	74.03	
L0000306	VOLUME	401770.219	3769370.336	73.99	
L0000307	VOLUME	401767.219	3769383.293	73.88	
L0000308	VOLUME	401764.218	3769396.250	73.80	
L0000309	VOLUME	401761.217	3769409.207	73.81	
L0000310	VOLUME	401757.583	3769421.983	73.91	
L0000311	VOLUME	401753.285	3769434.570	73.98	
L0000312	VOLUME	401748.988	3769447.156	73.97	
L0000313	VOLUME	401744.690	3769459.743	73.95	
L0000314	VOLUME	401740.392	3769472.329	73.88	
L0000315	VOLUME	401736.094	3769484.915	73.87	
L0000316	VOLUME	401731.796	3769497.502	73.84	
L0000317	VOLUME	401727.499	3769510.088	73.78	
L0000318	VOLUME	401723.201	3769522.675	73.75	
L0000319	VOLUME	401718.903	3769535.261	73.87	
L0000320	VOLUME	401714.605	3769547.848	73.99	
L0000321	VOLUME	401710.307	3769560.434	74.01	
L0000322	VOLUME	401706.009	3769573.021	73.95	
L0000323	VOLUME	401701.712	3769585.607	73.92	
L0000324	VOLUME	401697.414	3769598.194	73.97	
L0000325	VOLUME	401693.116	3769610.780	74.03	
L0000326	VOLUME	401688.818	3769623.366	74.12	
L0000327	VOLUME	401684.520	3769635.953	74.21	
L0000328	VOLUME	401678.703	3769647.869	74.31	

MyePlaza_TOG.ADO

LOCATION L0000329	VOLUME	401672.308	3769659.531	74.53
LOCATION L0000330	VOLUME	401665.913	3769671.192	74.80
LOCATION L0000331	VOLUME	401659.517	3769682.854	75.15
LOCATION L0000332	VOLUME	401653.122	3769694.516	75.57
LOCATION L0000333	VOLUME	401646.727	3769706.177	75.82
LOCATION L0000334	VOLUME	401640.332	3769717.839	75.75
LOCATION L0000335	VOLUME	401632.799	3769728.702	76.35
LOCATION L0000336	VOLUME	401624.014	3769738.688	76.50
LOCATION L0000337	VOLUME	401615.230	3769748.675	74.71
LOCATION L0000338	VOLUME	401606.446	3769758.661	72.33
LOCATION L0000339	VOLUME	401597.662	3769768.647	70.41
LOCATION L0000340	VOLUME	401588.877	3769778.634	70.39
LOCATION L0000341	VOLUME	401580.093	3769788.620	70.40
LOCATION L0000342	VOLUME	401571.309	3769798.606	70.75
LOCATION L0000343	VOLUME	401562.524	3769808.593	72.07
LOCATION L0000344	VOLUME	401553.740	3769818.579	73.35

** End of LINE VOLUME Source ID = SLINE1

**

** Line Source Represented by Adjacent Volume Sources

** LINE VOLUME Source ID = SLINE2

** DESCRSRC Rosemead SB

** PREFIX

** Length of Side = 13.30

** Configuration = Adjacent

** Emission Rate = 0.00473

** Vertical Dimension = 1.93

** SZINIT = 0.90

** Nodes = 6

** 401542.248, 3769811.249, 75.17, 0.60, 6.19

** 401629.811, 3769709.784, 75.51, 0.60, 6.19

** 401672.290, 3769631.385, 74.10, 0.60, 6.19

** 401758.936, 3769372.690, 73.56, 0.60, 6.19

** 401766.106, 3769289.464, 73.45, 0.60, 6.19

** 401768.978, 3769113.591, 73.16, 0.60, 6.19

**

LOCATION L0000345	VOLUME	401546.592	3769806.214	73.17
LOCATION L0000346	VOLUME	401555.282	3769796.145	71.27
LOCATION L0000347	VOLUME	401563.971	3769786.076	70.73
LOCATION L0000348	VOLUME	401572.661	3769776.007	70.42
LOCATION L0000349	VOLUME	401581.350	3769765.938	70.38
LOCATION L0000350	VOLUME	401590.040	3769755.869	71.32
LOCATION L0000351	VOLUME	401598.729	3769745.801	73.59
LOCATION L0000352	VOLUME	401607.419	3769735.732	76.39
LOCATION L0000353	VOLUME	401616.108	3769725.663	76.11
LOCATION L0000354	VOLUME	401624.797	3769715.594	75.82
LOCATION L0000355	VOLUME	401632.491	3769704.838	75.52
LOCATION L0000356	VOLUME	401638.827	3769693.144	75.33
LOCATION L0000357	VOLUME	401645.164	3769681.450	75.07

MyePlaza_TOG.ADO

LOCATION	VOLUME				
LOCATION L0000358	VOLUME	401651.500	3769669.756	74.77	
LOCATION L0000359	VOLUME	401657.836	3769658.062	74.44	
LOCATION L0000360	VOLUME	401664.172	3769646.369	74.16	
LOCATION L0000361	VOLUME	401670.508	3769634.675	74.08	
LOCATION L0000362	VOLUME	401675.326	3769622.322	74.04	
LOCATION L0000363	VOLUME	401679.550	3769609.710	74.01	
LOCATION L0000364	VOLUME	401683.774	3769597.099	73.94	
LOCATION L0000365	VOLUME	401687.998	3769584.487	73.86	
LOCATION L0000366	VOLUME	401692.222	3769571.876	73.89	
LOCATION L0000367	VOLUME	401696.446	3769559.265	73.93	
LOCATION L0000368	VOLUME	401700.670	3769546.653	73.93	
LOCATION L0000369	VOLUME	401704.894	3769534.042	73.82	
LOCATION L0000370	VOLUME	401709.118	3769521.430	73.70	
LOCATION L0000371	VOLUME	401713.342	3769508.819	73.75	
LOCATION L0000372	VOLUME	401717.566	3769496.207	73.81	
LOCATION L0000373	VOLUME	401721.790	3769483.596	73.81	
LOCATION L0000374	VOLUME	401726.014	3769470.985	73.75	
LOCATION L0000375	VOLUME	401730.238	3769458.373	73.66	
LOCATION L0000376	VOLUME	401734.462	3769445.762	73.65	
LOCATION L0000377	VOLUME	401738.686	3769433.150	73.66	
LOCATION L0000378	VOLUME	401742.910	3769420.539	73.70	
LOCATION L0000379	VOLUME	401747.134	3769407.928	73.68	
LOCATION L0000380	VOLUME	401751.358	3769395.316	73.60	
LOCATION L0000381	VOLUME	401755.582	3769382.705	73.54	
LOCATION L0000382	VOLUME	401759.171	3769369.962	73.61	
LOCATION L0000383	VOLUME	401760.313	3769356.711	73.56	
LOCATION L0000384	VOLUME	401761.455	3769343.460	73.49	
LOCATION L0000385	VOLUME	401762.596	3769330.209	73.47	
LOCATION L0000386	VOLUME	401763.738	3769316.958	73.52	
LOCATION L0000387	VOLUME	401764.879	3769303.707	73.56	
LOCATION L0000388	VOLUME	401766.021	3769290.456	73.61	
LOCATION L0000389	VOLUME	401766.307	3769277.161	73.63	
LOCATION L0000390	VOLUME	401766.525	3769263.863	73.63	
LOCATION L0000391	VOLUME	401766.742	3769250.565	73.62	
LOCATION L0000392	VOLUME	401766.959	3769237.267	73.55	
LOCATION L0000393	VOLUME	401767.176	3769223.969	73.39	
LOCATION L0000394	VOLUME	401767.393	3769210.670	73.25	
LOCATION L0000395	VOLUME	401767.610	3769197.372	73.30	
LOCATION L0000396	VOLUME	401767.827	3769184.074	73.34	
LOCATION L0000397	VOLUME	401768.045	3769170.776	73.35	
LOCATION L0000398	VOLUME	401768.262	3769157.477	73.35	
LOCATION L0000399	VOLUME	401768.479	3769144.179	73.31	
LOCATION L0000400	VOLUME	401768.696	3769130.881	73.23	
LOCATION L0000401	VOLUME	401768.913	3769117.583	73.15	

** End of LINE VOLUME Source ID = SLINE2

** Source Parameters **

** LINE VOLUME Source ID = SLINE1

SRCPARAM L0000287	0.0000831034	0.60	6.19	0.90
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MyePlaza_TOG.ADO

SRCPARAM L0000336	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000337	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000338	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000339	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000340	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000341	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000342	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000343	0.0000831034	0.60	6.19	0.90
SRCPARAM L0000344	0.0000831034	0.60	6.19	0.90

**

** LINE VOLUME Source ID = SLINE2

SRCPARAM L0000345	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000346	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000347	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000348	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000349	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000350	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000351	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000352	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000353	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000354	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000355	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000356	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000357	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000358	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000359	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000360	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000361	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000362	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000363	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000364	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000365	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000366	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000367	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000368	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000369	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000370	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000371	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000372	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000373	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000374	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000375	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000376	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000377	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000378	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000379	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000380	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000381	0.0000829825	0.60	6.19	0.90

MyePlaza_TOG.ADO

SRCPARAM L0000382	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000383	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000384	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000385	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000386	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000387	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000388	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000389	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000390	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000391	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000392	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000393	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000394	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000395	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000396	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000397	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000398	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000399	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000400	0.0000829825	0.60	6.19	0.90
SRCPARAM L0000401	0.0000829825	0.60	6.19	0.90

** -----

URBANSRC ALL
SRCGROUP ALL

SO FINISHED

**

** AERMOD Receptor Pathway

**

**

RE STARTING
INCLUDED MyePlaza_TOG.rou

RE FINISHED

**

** AERMOD Meteorology Pathway

**

**

ME STARTING
SURFFILE PICO_V9_ADJU\PICO_v9.SFC
PROFFILE PICO_V9_ADJU\PICO_v9.PFL
SURFDATA 3166 2010
UAIRDATA 3190 2010
SITEDATA 99999 2010
PROFBASE 58.0 METERS

ME FINISHED

**

**Model Is Setup For Calculation of Average CONCentration Values.

-- DEPOSITION LOGIC --

**NO GAS DEPOSITION Data Provided.

**NO PARTICLE DEPOSITION Data Provided.

**Model Uses NO DRY DEPLETION. DRYDPLT = F

**Model Uses NO WET DEPLETION. WETDPLT = F

**Model Uses URBAN Dispersion Algorithm for the SBL for 115 Source(s),
for Total of 1 Urban Area(s):
Urban Population = 9818605.0 ; Urban Roughness Length = 1.000 m

**Model Uses Regulatory DEFAULT Options:

1. Stack-tip Downwash.
2. Model Accounts for ELEVated Terrain Effects.
3. Use Calms Processing Routine.
4. Use Missing Data Processing Routine.
5. No Exponential Decay.
6. Urban Roughness Length of 1.0 Meter Assumed.

**Other Options Specified:

ADJ_U* - Use ADJ_U* option for SBL in AERMET

TEMP_Sub - Meteorological data includes TEMP substitutions

**Model Assumes No FLAGPOLE Receptor Heights.

**The User Specified a Pollutant Type of: TOG

**Model Calculates 1 Short Term Average(s) of: 1-HR
and Calculates PERIOD Averages

**This Run Includes: 115 Source(s); 1 Source Group(s); and 198
Receptor(s)

with: 0 POINT(s), including
0 POINTCAP(s) and 0 POINTHOR(s)
and: 115 VOLUME source(s)
and: 0 AREA type source(s)
and: 0 LINE source(s)
and: 0 RLINE/RLINEXT source(s)
and: 0 OPENPIT source(s)
and: 0 BUOYANT LINE source(s) with 0 line(s)

**Model Set To Continue RUNNING After the Setup Testing.

MyePlaza_TOG.ADO

**The AERMET Input Meteorological Data Version Date: 16216

**Output Options Selected:

Model Outputs Tables of PERIOD Averages by Receptor
Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE

Keyword)

Model Outputs External File(s) of High Values for Plotting (PLOTFILE

Keyword)

Model Outputs Separate Summary File of High Ranked Values (SUMMFILE

Keyword)

**NOTE: The Following Flags May Appear Following CONC Values: c for Calm Hours
m for Missing

Hours

b for Both Calm

and Missing Hours

**Misc. Inputs: Base Elev. for Pot. Temp. Profile (m MSL) = 58.00 ; Decay

Coef. = 0.000 ; Rot. Angle = 0.0

Emission Units = GRAMS/SEC ;

Emission Rate Unit Factor = 0.10000E+07

Output Units = MICROGRAMS/M**3

**Approximate Storage Requirements of Model = 3.6 MB of RAM.

**Input Runstream File: aermod.inp

**Output Print File: aermod.out

**Detailed Error/Message File: MyePlaza_TOG.err

**File for Summary of Results: MyePlaza_TOG.sum

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 13:03:19

PAGE 2

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

NUMBER EMISSION RATE BASE RELEASE INIT.
INIT. URBAN EMISSION RATE

MyePlaza_TOG.ADO

SOURCE SZ	SOURCE ID (METERS)	PART. SCALAR CATS.	(GRAMS/SEC) VARY BY	X (METERS)	Y (METERS)	ELEV. (METERS)	HEIGHT (METERS)	SY (METERS)
	L0000287	0	0.83103E-04	401785.1	3769118.9	73.2	0.60	6.19
0.90	YES							
	L0000288	0	0.83103E-04	401785.1	3769132.2	73.2	0.60	6.19
0.90	YES							
	L0000289	0	0.83103E-04	401785.1	3769145.5	73.3	0.60	6.19
0.90	YES							
	L0000290	0	0.83103E-04	401785.1	3769158.8	73.3	0.60	6.19
0.90	YES							
	L0000291	0	0.83103E-04	401785.1	3769172.1	73.4	0.60	6.19
0.90	YES							
	L0000292	0	0.83103E-04	401785.1	3769185.4	73.4	0.60	6.19
0.90	YES							
	L0000293	0	0.83103E-04	401785.1	3769198.7	73.4	0.60	6.19
0.90	YES							
	L0000294	0	0.83103E-04	401785.1	3769212.0	73.5	0.60	6.19
0.90	YES							
	L0000295	0	0.83103E-04	401785.1	3769225.3	73.6	0.60	6.19
0.90	YES							
	L0000296	0	0.83103E-04	401785.1	3769238.6	73.7	0.60	6.19
0.90	YES							
	L0000297	0	0.83103E-04	401785.1	3769251.9	73.7	0.60	6.19
0.90	YES							
	L0000298	0	0.83103E-04	401784.6	3769265.2	73.7	0.60	6.19
0.90	YES							
	L0000299	0	0.83103E-04	401783.6	3769278.5	73.7	0.60	6.19
0.90	YES							
	L0000300	0	0.83103E-04	401782.5	3769291.7	73.8	0.60	6.19
0.90	YES							
	L0000301	0	0.83103E-04	401781.5	3769305.0	73.9	0.60	6.19
0.90	YES							
	L0000302	0	0.83103E-04	401780.5	3769318.2	74.0	0.60	6.19
0.90	YES							
	L0000303	0	0.83103E-04	401779.2	3769331.5	74.0	0.60	6.19
0.90	YES							
	L0000304	0	0.83103E-04	401776.2	3769344.4	74.0	0.60	6.19
0.90	YES							
	L0000305	0	0.83103E-04	401773.2	3769357.4	74.0	0.60	6.19
0.90	YES							
	L0000306	0	0.83103E-04	401770.2	3769370.3	74.0	0.60	6.19
0.90	YES							
	L0000307	0	0.83103E-04	401767.2	3769383.3	73.9	0.60	6.19

MyePlaza_TOG.ADO

0.90	YES							
L0000308		0	0.83103E-04	401764.2	3769396.2	73.8	0.60	6.19
0.90	YES							
L0000309		0	0.83103E-04	401761.2	3769409.2	73.8	0.60	6.19
0.90	YES							
L0000310		0	0.83103E-04	401757.6	3769422.0	73.9	0.60	6.19
0.90	YES							
L0000311		0	0.83103E-04	401753.3	3769434.6	74.0	0.60	6.19
0.90	YES							
L0000312		0	0.83103E-04	401749.0	3769447.2	74.0	0.60	6.19
0.90	YES							
L0000313		0	0.83103E-04	401744.7	3769459.7	74.0	0.60	6.19
0.90	YES							
L0000314		0	0.83103E-04	401740.4	3769472.3	73.9	0.60	6.19
0.90	YES							
L0000315		0	0.83103E-04	401736.1	3769484.9	73.9	0.60	6.19
0.90	YES							
L0000316		0	0.83103E-04	401731.8	3769497.5	73.8	0.60	6.19
0.90	YES							
L0000317		0	0.83103E-04	401727.5	3769510.1	73.8	0.60	6.19
0.90	YES							
L0000318		0	0.83103E-04	401723.2	3769522.7	73.8	0.60	6.19
0.90	YES							
L0000319		0	0.83103E-04	401718.9	3769535.3	73.9	0.60	6.19
0.90	YES							
L0000320		0	0.83103E-04	401714.6	3769547.8	74.0	0.60	6.19
0.90	YES							
L0000321		0	0.83103E-04	401710.3	3769560.4	74.0	0.60	6.19
0.90	YES							
L0000322		0	0.83103E-04	401706.0	3769573.0	74.0	0.60	6.19
0.90	YES							
L0000323		0	0.83103E-04	401701.7	3769585.6	73.9	0.60	6.19
0.90	YES							
L0000324		0	0.83103E-04	401697.4	3769598.2	74.0	0.60	6.19
0.90	YES							
L0000325		0	0.83103E-04	401693.1	3769610.8	74.0	0.60	6.19
0.90	YES							
L0000326		0	0.83103E-04	401688.8	3769623.4	74.1	0.60	6.19

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 13:03:19

PAGE 3

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

MyePlaza_TOG.ADO

*** VOLUME SOURCE DATA ***

INIT.	URBAN	NUMBER	EMISSION	RATE		BASE	RELEASE	INIT.	
SZ	SOURCE	EMISSION	RATE	(GRAMS/SEC)	X	Y	ELEV.	HEIGHT	SY
(METERS)	ID	SCALAR	VARY		(METERS)	(METERS)	(METERS)	(METERS)	(METERS)
		CATS.	BY						
L0000327		0	0.83103E-04	401684.5	3769636.0	74.2	0.60	6.19	
0.90	YES								
L0000328		0	0.83103E-04	401678.7	3769647.9	74.3	0.60	6.19	
0.90	YES								
L0000329		0	0.83103E-04	401672.3	3769659.5	74.5	0.60	6.19	
0.90	YES								
L0000330		0	0.83103E-04	401665.9	3769671.2	74.8	0.60	6.19	
0.90	YES								
L0000331		0	0.83103E-04	401659.5	3769682.9	75.1	0.60	6.19	
0.90	YES								
L0000332		0	0.83103E-04	401653.1	3769694.5	75.6	0.60	6.19	
0.90	YES								
L0000333		0	0.83103E-04	401646.7	3769706.2	75.8	0.60	6.19	
0.90	YES								
L0000334		0	0.83103E-04	401640.3	3769717.8	75.8	0.60	6.19	
0.90	YES								
L0000335		0	0.83103E-04	401632.8	3769728.7	76.3	0.60	6.19	
0.90	YES								
L0000336		0	0.83103E-04	401624.0	3769738.7	76.5	0.60	6.19	
0.90	YES								
L0000337		0	0.83103E-04	401615.2	3769748.7	74.7	0.60	6.19	
0.90	YES								
L0000338		0	0.83103E-04	401606.4	3769758.7	72.3	0.60	6.19	
0.90	YES								
L0000339		0	0.83103E-04	401597.7	3769768.6	70.4	0.60	6.19	
0.90	YES								
L0000340		0	0.83103E-04	401588.9	3769778.6	70.4	0.60	6.19	
0.90	YES								
L0000341		0	0.83103E-04	401580.1	3769788.6	70.4	0.60	6.19	
0.90	YES								
L0000342		0	0.83103E-04	401571.3	3769798.6	70.8	0.60	6.19	
0.90	YES								
L0000343		0	0.83103E-04	401562.5	3769808.6	72.1	0.60	6.19	
0.90	YES								
L0000344		0	0.83103E-04	401553.7	3769818.6	73.3	0.60	6.19	
0.90	YES								
L0000345		0	0.82983E-04	401546.6	3769806.2	73.2	0.60	6.19	

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

INIT.	URBAN	NUMBER	EMISSION	RATE		BASE	RELEASE	INIT.
SZ	SOURCE	EMISSION	RATE		X	Y	HEIGHT	SY
ID	SCALAR	PART.	(GRAMS/SEC)		(METERS)	(METERS)	(METERS)	(METERS)
(METERS)	CATS.	VARY	BY					
L0000367	0	0.82983E-04	401696.4	3769559.3	73.9	0.60	6.19	
0.90 YES								
L0000368	0	0.82983E-04	401700.7	3769546.7	73.9	0.60	6.19	
0.90 YES								
L0000369	0	0.82983E-04	401704.9	3769534.0	73.8	0.60	6.19	
0.90 YES								
L0000370	0	0.82983E-04	401709.1	3769521.4	73.7	0.60	6.19	
0.90 YES								
L0000371	0	0.82983E-04	401713.3	3769508.8	73.8	0.60	6.19	
0.90 YES								
L0000372	0	0.82983E-04	401717.6	3769496.2	73.8	0.60	6.19	
0.90 YES								
L0000373	0	0.82983E-04	401721.8	3769483.6	73.8	0.60	6.19	
0.90 YES								
L0000374	0	0.82983E-04	401726.0	3769471.0	73.8	0.60	6.19	
0.90 YES								
L0000375	0	0.82983E-04	401730.2	3769458.4	73.7	0.60	6.19	
0.90 YES								
L0000376	0	0.82983E-04	401734.5	3769445.8	73.6	0.60	6.19	
0.90 YES								
L0000377	0	0.82983E-04	401738.7	3769433.1	73.7	0.60	6.19	
0.90 YES								
L0000378	0	0.82983E-04	401742.9	3769420.5	73.7	0.60	6.19	
0.90 YES								
L0000379	0	0.82983E-04	401747.1	3769407.9	73.7	0.60	6.19	
0.90 YES								
L0000380	0	0.82983E-04	401751.4	3769395.3	73.6	0.60	6.19	
0.90 YES								
L0000381	0	0.82983E-04	401755.6	3769382.7	73.5	0.60	6.19	
0.90 YES								
L0000382	0	0.82983E-04	401759.2	3769370.0	73.6	0.60	6.19	
0.90 YES								
L0000383	0	0.82983E-04	401760.3	3769356.7	73.6	0.60	6.19	

MyePlaza_TOG.ADO

SRCGROUP ID	SOURCE IDs					
-----	-----					
ALL	L0000287	, L0000288	, L0000289	, L0000290	, L0000291	,
L0000292	, L0000293	, L0000294	,			
	L0000295	, L0000296	, L0000297	, L0000298	, L0000299	,
L0000300	, L0000301	, L0000302	,			
	L0000303	, L0000304	, L0000305	, L0000306	, L0000307	,
L0000308	, L0000309	, L0000310	,			
	L0000311	, L0000312	, L0000313	, L0000314	, L0000315	,
L0000316	, L0000317	, L0000318	,			
	L0000319	, L0000320	, L0000321	, L0000322	, L0000323	,
L0000324	, L0000325	, L0000326	,			
	L0000327	, L0000328	, L0000329	, L0000330	, L0000331	,
L0000332	, L0000333	, L0000334	,			
	L0000335	, L0000336	, L0000337	, L0000338	, L0000339	,
L0000340	, L0000341	, L0000342	,			
	L0000343	, L0000344	, L0000345	, L0000346	, L0000347	,
L0000348	, L0000349	, L0000350	,			
	L0000351	, L0000352	, L0000353	, L0000354	, L0000355	,
L0000356	, L0000357	, L0000358	,			
	L0000359	, L0000360	, L0000361	, L0000362	, L0000363	,
L0000364	, L0000365	, L0000366	,			
	L0000367	, L0000368	, L0000369	, L0000370	, L0000371	,
L0000372	, L0000373	, L0000374	,			
	L0000375	, L0000376	, L0000377	, L0000378	, L0000379	,
L0000380	, L0000381	, L0000382	,			
	L0000383	, L0000384	, L0000385	, L0000386	, L0000387	,
L0000388	, L0000389	, L0000390	,			
	L0000391	, L0000392	, L0000393	, L0000394	, L0000395	,
L0000396	, L0000397	, L0000398	,			
	L0000399	, L0000400	, L0000401	,		

MyePlaza_TOG.ADO

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 13:03:19

PAGE 6

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINED AS URBAN SOURCES

URBAN ID	URBAN POP	SOURCE IDs				
-----	-----	-----	-----	-----	-----	-----
L0000291	9818605.	L0000287	L0000288	L0000289	L0000290	
L0000294	, L0000292	, L0000293	,	,	,	
	,					
L0000300	L0000295	L0000296	L0000297	L0000298	L0000299	
	, L0000301	, L0000302	,	,	,	
L0000308	L0000303	L0000304	L0000305	L0000306	L0000307	
	, L0000309	, L0000310	,	,	,	
L0000316	L0000311	L0000312	L0000313	L0000314	L0000315	
	, L0000317	, L0000318	,	,	,	
L0000324	L0000319	L0000320	L0000321	L0000322	L0000323	
	, L0000325	, L0000326	,	,	,	
L0000332	L0000327	L0000328	L0000329	L0000330	L0000331	
	, L0000333	, L0000334	,	,	,	
L0000340	L0000335	L0000336	L0000337	L0000338	L0000339	
	, L0000341	, L0000342	,	,	,	
L0000348	L0000343	L0000344	L0000345	L0000346	L0000347	
	, L0000349	, L0000350	,	,	,	
L0000356	L0000351	L0000352	L0000353	L0000354	L0000355	
	, L0000357	, L0000358	,	,	,	
L0000364	L0000359	L0000360	L0000361	L0000362	L0000363	
	, L0000365	, L0000366	,	,	,	
	L0000367	L0000368	L0000369	L0000370	L0000371	

MyePlaza_TOG.ADO

L0000372 , L0000373 , L0000374 ,
L0000380 , L0000381 , L0000382 ,
L0000388 , L0000389 , L0000390 ,
L0000396 , L0000397 , L0000398 ,

L0000399 , L0000400 , L0000401 ,
▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
*** 03/24/21
*** AERMET - VERSION 16216 *** ***
*** 13:03:19

PAGE 7

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** GRIDDED RECEPTOR NETWORK SUMMARY ***

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

*** X-COORDINATES OF GRID ***
(METERS)

401636.3, 401642.3, 401648.3, 401654.3, 401660.3, 401666.3, 401672.3,
401678.3, 401684.3, 401690.3,
401696.3,

*** Y-COORDINATES OF GRID ***
(METERS)

3769426.6, 3769432.6, 3769438.6, 3769444.6, 3769450.6, 3769456.6, 3769462.6,
3769468.6, 3769474.6, 3769480.6,
3769486.6, 3769492.6, 3769498.6, 3769504.6,

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
*** 03/24/21
*** AERMET - VERSION 16216 *** ***
*** 13:03:19

PAGE 8

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

MyePlaza_TOG.ADO

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	401636.28	401642.28	401648.28	401654.28	401660.28
401666.28	401672.28	401678.28	401684.28		

3769504.63	73.40	73.40	73.40	73.40	73.50
73.50	73.60	73.60	73.70		
3769498.63	73.40	73.40	73.50	73.50	73.50
73.60	73.60	73.70	73.70		
3769492.63	73.50	73.50	73.50	73.50	73.60
73.60	73.70	73.70	73.70		
3769486.63	73.50	73.50	73.50	73.60	73.60
73.70	73.70	73.70	73.80		
3769480.63	73.50	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769474.63	73.50	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769468.63	73.50	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769462.63	73.40	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769456.63	73.40	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769450.63	73.40	73.50	73.50	73.50	73.60
73.60	73.60	73.70	73.70		
3769444.63	73.40	73.50	73.50	73.50	73.60
73.60	73.60	73.60	73.60		
3769438.63	73.40	73.50	73.50	73.50	73.50
73.60	73.60	73.60	73.60		
3769432.63	73.40	73.50	73.50	73.50	73.50
73.50	73.50	73.60	73.60		
3769426.63	73.40	73.50	73.50	73.50	73.50
73.50	73.50	73.50	73.60		

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 13:03:19

PAGE 9

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

MyePlaza_TOG.ADO

3769480.63	73.50	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769474.63	73.50	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769468.63	73.50	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769462.63	73.40	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769456.63	73.40	73.50	73.50	73.60	73.60
73.60	73.70	73.70	73.70		
3769450.63	73.40	73.50	73.50	73.50	73.60
73.60	73.60	73.70	73.70		
3769444.63	73.40	73.50	73.50	73.50	73.60
73.60	73.60	73.60	73.60		
3769438.63	73.40	73.50	73.50	73.50	73.50
73.60	73.60	73.60	73.60		
3769432.63	73.40	73.50	73.50	73.50	73.50
73.50	73.50	73.60	73.60		
3769426.63	73.40	73.50	73.50	73.50	73.50
73.50	73.50	73.50	73.60		

*** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 13:03:19

PAGE 11

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)	401690.28	401696.28	X-COORD (METERS)
---------------------	-----------	-----------	------------------

3769504.63	73.70	73.70
3769498.63	73.70	73.70
3769492.63	73.80	73.80
3769486.63	73.80	73.80
3769480.63	73.80	73.80
3769474.63	73.70	73.70
3769468.63	73.70	73.70
3769462.63	73.70	73.70
3769456.63	73.70	73.70
3769450.63	73.70	73.70

MyePlaza_TOG.ADO

3769444.63	73.70	73.70
3769438.63	73.60	73.70
3769432.63	73.60	73.70
3769426.63	73.60	73.60

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
 *** 03/24/21

*** AERMET - VERSION 16216 *** ***
 *** 13:03:19

PAGE 12

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** GRIDDED RECEPTOR NETWORK SUMMARY ***

*** NETWORK ID: UCART2 ; NETWORK TYPE:

GRIDCART ***

*** X-COORDINATES OF GRID ***
(METERS)

401697.1, 401703.1,

*** Y-COORDINATES OF GRID ***
(METERS)

3769428.3, 3769434.3, 3769440.3, 3769446.3, 3769452.3, 3769458.3, 3769464.3,
3769470.3, 3769476.3, 3769482.3,

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
 *** 03/24/21

*** AERMET - VERSION 16216 *** ***
 *** 13:03:19

PAGE 13

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART2 ; NETWORK TYPE:

GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	X-COORD (METERS)	
	401697.15	401703.15

3769482.26	73.80	73.80
3769476.26	73.80	73.80

MyePlaza_TOG.ADO

*** X-COORDINATES OF GRID ***
(METERS)

401703.7, 401709.7,

*** Y-COORDINATES OF GRID ***
(METERS)

3769428.3, 3769434.3, 3769440.3, 3769446.3, 3769452.3, 3769458.3, 3769464.3,
3769470.3,

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 13:03:19

PAGE 16

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART3 ; NETWORK TYPE:

GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	401703.74	401709.74	X-COORD (METERS)
---------------------	-----------	-----------	------------------

3769470.31	73.70	73.70
3769464.31	73.70	73.70
3769458.31	73.70	73.70
3769452.31	73.70	73.70
3769446.31	73.70	73.70
3769440.31	73.70	73.70
3769434.31	73.70	73.70
3769428.31	73.70	73.70

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 13:03:19

PAGE 17

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART3 ; NETWORK TYPE:

GRIDCART ***

MyePlaza_TOG.ADO

First 24 hours of scalar data

YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O	LEN	Z0	BOWEN
ALBEDO	REF	WS	WD	HT	REF	TA	HT							
10	01	01	1	01	-38.6	0.384	-9.000	-9.000	-999.	572.	162.4	0.34	0.73	
1.00	3.10	321.		9.1	283.8	5.5								
10	01	01	1	02	-33.5	0.333	-9.000	-9.000	-999.	462.	121.8	0.34	0.73	
1.00	2.70	217.		9.1	282.5	5.5								
10	01	01	1	03	-21.9	0.218	-9.000	-9.000	-999.	251.	52.2	0.34	0.73	
1.00	1.80	290.		9.1	282.5	5.5								
10	01	01	1	04	-27.1	0.269	-9.000	-9.000	-999.	334.	79.5	0.34	0.73	
1.00	2.20	255.		9.1	282.0	5.5								
10	01	01	1	05	-21.9	0.218	-9.000	-9.000	-999.	245.	52.2	0.34	0.73	
1.00	1.80	234.		9.1	282.0	5.5								
10	01	01	1	06	-27.1	0.269	-9.000	-9.000	-999.	334.	79.5	0.34	0.73	
1.00	2.20	258.		9.1	282.0	5.5								
10	01	01	1	07	-27.2	0.269	-9.000	-9.000	-999.	334.	79.5	0.34	0.73	
1.00	2.20	213.		9.1	281.4	5.5								
10	01	01	1	08	-22.6	0.335	-9.000	-9.000	-999.	466.	151.7	0.34	0.73	
0.54	2.70	215.		9.1	282.0	5.5								
10	01	01	1	09	26.9	0.249	0.347	0.008	56.	302.	-51.9	0.34	0.73	
0.32	1.80	199.		9.1	284.2	5.5								
10	01	01	1	10	65.3	0.365	0.593	0.008	116.	529.	-67.5	0.34	0.73	
0.24	2.70	117.		9.1	288.1	5.5								
10	01	01	1	11	94.5	0.374	0.933	0.008	311.	550.	-50.3	0.34	0.73	
0.21	2.70	243.		9.1	290.4	5.5								
10	01	01	1	12	103.9	0.279	1.087	0.008	448.	359.	-19.0	0.34	0.73	
0.20	1.80	130.		9.1	293.1	5.5								
10	01	01	1	13	83.7	0.273	1.073	0.008	533.	343.	-22.0	0.34	0.73	
0.20	1.80	282.		9.1	294.9	5.5								
10	01	01	1	14	82.0	0.218	1.112	0.008	606.	245.	-11.4	0.34	0.73	
0.21	1.30	290.		9.1	295.9	5.5								
10	01	01	1	15	38.9	0.202	0.881	0.008	636.	217.	-19.0	0.34	0.73	
0.25	1.30	192.		9.1	294.9	5.5								
10	01	01	1	16	11.4	0.181	0.588	0.008	643.	185.	-47.4	0.34	0.73	
0.33	1.30	218.		9.1	293.8	5.5								
10	01	01	1	17	-10.7	0.155	-9.000	-9.000	-999.	147.	31.4	0.34	0.73	
0.60	1.30	255.		9.1	292.0	5.5								
10	01	01	1	18	-5.5	0.104	-9.000	-9.000	-999.	81.	18.6	0.34	0.73	
1.00	0.90	129.		9.1	289.2	5.5								
10	01	01	1	19	-11.8	0.154	-9.000	-9.000	-999.	145.	27.8	0.34	0.73	
1.00	1.30	264.		9.1	287.5	5.5								
10	01	01	1	20	-11.8	0.154	-9.000	-9.000	-999.	144.	27.8	0.34	0.73	
1.00	1.30	25.		9.1	287.0	5.5								
10	01	01	1	21	-21.6	0.218	-9.000	-9.000	-999.	244.	52.2	0.34	0.73	
1.00	1.80	343.		9.1	285.9	5.5								
10	01	01	1	22	-21.7	0.218	-9.000	-9.000	-999.	244.	52.2	0.34	0.73	

MyePlaza_TOG.ADO

```

1.00  1.80  332.  9.1  284.9  5.5
  10 01 01  1 23 -21.7  0.218 -9.000 -9.000 -999.  244.  52.2  0.34  0.73
1.00  1.80  178.  9.1  284.2  5.5
  10 01 01  1 24 -11.8  0.154 -9.000 -9.000 -999.  145.  27.6  0.34  0.73
1.00  1.30  28.   9.1  283.1  5.5

```

First hour of profile data

```

YR MO DY HR HEIGHT F  WDIR  WSPD AMB_TMP sigmaA  sigmaW  sigmaV
10 01 01 01  5.5 0 -999. -99.00  283.8  99.0 -99.00 -99.00
10 01 01 01  9.1 1 321.  3.10 -999.0  99.0 -99.00 -99.00

```

F indicates top of profile (=1) or below (=0)

```

^ *** AERMOD - VERSION 19191 ***   *** Mye Plaza TOG
      ***                   03/24/21
*** AERMET - VERSION 16216 ***   ***
      ***                   13:03:19

```

PAGE 23

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION

VALUES FOR SOURCE GROUP: ALL

```

      ***
      INCLUDING SOURCE(S):  L0000287  , L0000288
, L0000289  , L0000290  , L0000291  ,
, L0000292  , L0000293  , L0000294  , L0000295  , L0000296
, L0000297  , L0000298  , L0000299  ,
, L0000300  , L0000301  , L0000302  , L0000303  , L0000304
, L0000305  , L0000306  , L0000307  ,
, L0000308  , L0000309  , L0000310  , L0000311  , L0000312
, L0000313  , L0000314  , . . .  ,

```

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

```

      Y-COORD |
      (METERS) |  401636.28  401642.28  401648.28  401654.28  401660.28
401666.28  401672.28  401678.28  401684.28
-----

```

```

3769504.63 |  0.31830  0.34189  0.36916  0.40108  0.43912
0.48500  |  0.54179  0.61376  0.70898
3769498.63 |  0.31114  0.33366  0.35967  0.38992  0.42567
0.46873  |  0.52139  0.58769  0.67383

```

MyePlaza_TOG.ADO

3769492.63	0.30434	0.32589	0.35061	0.37930	0.41312
0.45344	0.50259	0.56368	0.64216		
3769486.63	0.29780	0.31842	0.34200	0.36931	0.40123
0.43920	0.48504	0.54162	0.61354		
3769480.63	0.29154	0.31130	0.33382	0.35980	0.39002
0.42574	0.46871	0.52128	0.58731		
3769474.63	0.28555	0.30450	0.32603	0.35078	0.37945
0.41316	0.45348	0.50246	0.56340		
3769468.63	0.27980	0.29800	0.31861	0.34222	0.36946
0.40134	0.43924	0.48500	0.54145		
3769462.63	0.27426	0.29179	0.31154	0.33409	0.36001
0.39020	0.42592	0.46876	0.52122		
3769456.63	0.26898	0.28584	0.30480	0.32637	0.35106
0.37971	0.41343	0.45364	0.50253		
3769450.63	0.26392	0.28015	0.29836	0.31898	0.34258
0.36981	0.40166	0.43952	0.48521		
3769444.63	0.25905	0.27470	0.29221	0.31198	0.33454
0.36046	0.39064	0.42629	0.46907		
3769438.63	0.25438	0.26948	0.28634	0.30532	0.32687
0.35162	0.38028	0.41395	0.45414		
3769432.63	0.24989	0.26448	0.28072	0.29897	0.31963
0.34323	0.37048	0.40241	0.44024		
3769426.63	0.24558	0.25969	0.27536	0.29292	0.31275
0.33533	0.36130	0.39153	0.42729		

*** AERMOD - VERSION 19191 *** Mye Plaza TOG
03/24/21

*** AERMET - VERSION 16216 ***
13:03:19

PAGE 24

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL
INCLUDING SOURCE(S): L0000287 , L0000288
, L0000289 , L0000290 , L0000291 ,
L0000292 , L0000293 , L0000294 , L0000295 , L0000296
, L0000297 , L0000298 , L0000299 ,
L0000300 , L0000301 , L0000302 , L0000303 , L0000304
, L0000305 , L0000306 , L0000307 ,
L0000308 , L0000309 , L0000310 , L0000311 , L0000312
, L0000313 , L0000314 , . . .

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

MyePlaza_TOG.ADO

Y-COORD | X-COORD (METERS)
 (METERS) | 401690.28 401696.28

 3769504.63 | 0.84137 1.04187
 3769498.63 | 0.79138 0.96352
 3769492.63 | 0.74750 0.89753
 3769486.63 | 0.70836 0.84038
 3769480.63 | 0.67332 0.79054
 3769474.63 | 0.64166 0.74651
 3769468.63 | 0.61309 0.70758
 3769462.63 | 0.58709 0.67274
 3769456.63 | 0.56333 0.64139
 3769450.63 | 0.54155 0.61303
 3769444.63 | 0.52152 0.58726
 3769438.63 | 0.50297 0.56377
 3769432.63 | 0.48591 0.54229
 3769426.63 | 0.47012 0.52252

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 13:03:19

PAGE 25

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION

 VALUES FOR SOURCE GROUP: ALL INCLUDING SOURCE(S): L0000287 , L0000288
 , L0000289 , L0000290 , L0000291 ,
 , L0000292 , L0000293 , L0000294 , L0000295 , L0000296
 , L0000297 , L0000298 , L0000299 ,
 , L0000300 , L0000301 , L0000302 , L0000303 , L0000304
 , L0000305 , L0000306 , L0000307 ,
 , L0000308 , L0000309 , L0000310 , L0000311 , L0000312
 , L0000313 , L0000314 , . . . ,

*** NETWORK ID: UCART2 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD | X-COORD (METERS)
 (METERS) | 401697.15 401703.15

MyePlaza_TOG.ADO

3769434.31 | 0.64221 0.74659
3769428.31 | 0.61432 0.70850

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
*** 03/24/21
*** AERMET - VERSION 16216 *** ***
*** 13:03:19

PAGE 27

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION

VALUES FOR SOURCE GROUP: ALL

INCLUDING SOURCE(S): L0000287 , L0000288
, L0000289 , L0000290 , L0000291 ,
L0000292 , L0000293 , L0000294 , L0000295 , L0000296
, L0000297 , L0000298 , L0000299 ,
L0000300 , L0000301 , L0000302 , L0000303 , L0000304
, L0000305 , L0000306 , L0000307 ,
L0000308 , L0000309 , L0000310 , L0000311 , L0000312
, L0000313 , L0000314 , . . . ,

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD | X-COORD (METERS)
(METERS) | 401710.27 401716.27

3769446.22 | 0.85210 1.05740
3769440.22 | 0.80137 0.97780
3769434.22 | 0.75694 0.91013
3769428.22 | 0.71759 0.85246

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
*** 03/24/21
*** AERMET - VERSION 16216 *** ***
*** 13:03:19

PAGE 28

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION

VALUES FOR SOURCE GROUP: ALL

INCLUDING SOURCE(S): L0000287 , L0000288
, L0000289 , L0000290 , L0000291 ,

MyePlaza_TOG.ADO

, L0000297 , L0000292 , L0000293 , L0000294 , L0000295 , L0000296
 , L0000297 , L0000298 , L0000299 ,
 , L0000305 , L0000300 , L0000301 , L0000302 , L0000303 , L0000304
 , L0000313 , L0000306 , L0000307 ,
 , L0000314 , L0000308 , L0000309 , L0000310 , L0000311 , L0000312
 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD			X-COORD (METERS)
(METERS)	401636.28	401642.28	401648.28
	401654.28	401660.28	

3769504.6	0.77995 (15092707)	0.83368 (15092707)	0.89533
(15092707)	0.96691 (15092707)	1.05139 (15092707)	
3769498.6	0.76357 (15092707)	0.81501 (15092707)	0.87390
(15092707)	0.94189 (15092707)	1.02158 (15092707)	
3769492.6	0.74795 (15092707)	0.79726 (15092707)	0.85342
(15092707)	0.91809 (15092707)	0.99362 (15092707)	
3769486.6	0.73292 (15092707)	0.78022 (15092707)	0.83393
(15092707)	0.89560 (15092707)	0.96712 (15092707)	
3769480.6	0.71850 (15092707)	0.76393 (15092707)	0.81534
(15092707)	0.87416 (15092707)	0.94208 (15092707)	
3769474.6	0.70467 (15092707)	0.74834 (15092707)	0.79761
(15092707)	0.85379 (15092707)	0.91839 (15092707)	
3769468.6	0.69138 (15092707)	0.73340 (15092707)	0.78068
(15092707)	0.83439 (15092707)	0.89593 (15092707)	
3769462.6	0.67857 (15092707)	0.71909 (15092707)	0.76449
(15092707)	0.81592 (15092707)	0.87462 (15092707)	
3769456.6	0.66630 (15092707)	0.70536 (15092707)	0.74901
(15092707)	0.79832 (15092707)	0.85439 (15092707)	
3769450.6	0.65449 (15092707)	0.69218 (15092707)	0.73421
(15092707)	0.78147 (15092707)	0.83517 (15092707)	
3769444.6	0.64313 (15092707)	0.67954 (15092707)	0.72003
(15092707)	0.76545 (15092707)	0.81688 (15092707)	
3769438.6	0.63220 (15092707)	0.66740 (15092707)	0.70646
(15092707)	0.75015 (15092707)	0.79943 (15092707)	
3769432.6	0.62168 (15092707)	0.65574 (15092707)	0.69345
(15092707)	0.73555 (15092707)	0.78288 (15092707)	
3769426.6	0.61155 (15092707)	0.64454 (15092707)	0.68100
(15092707)	0.72159 (15092707)	0.76712 (15092707)	

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG

MyePlaza_TOG.ADO

*** 03/24/21

*** AERMET - VERSION 16216 ***

*** 13:03:19

PAGE 29

*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL ***

INCLUDING SOURCE(S): L0000287 , L0000288
, L0000289 , L0000290 , L0000291 ,
L0000292 , L0000293 , L0000294 , L0000295 , L0000296
, L0000297 , L0000298 , L0000299 ,
L0000300 , L0000301 , L0000302 , L0000303 , L0000304
, L0000305 , L0000306 , L0000307 ,
L0000308 , L0000309 , L0000310 , L0000311 , L0000312
, L0000313 , L0000314 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD | X-COORD (METERS)
(METERS) | 401666.28 401672.28 401678.28
401684.28 401690.28

3769504.6	1.15257 (15092707)	1.27686 (15092707)	1.43352
(15092707)	1.63929 (15092707)	1.92392 (15092707)	
3769498.6	1.11670 (15092707)	1.23226 (15092707)	1.37678
(15092707)	1.56344 (15092707)	1.81665 (15092707)	
3769492.6	1.08299 (15092707)	1.19103 (15092707)	1.32453
(15092707)	1.49495 (15092707)	1.72217 (15092707)	
3769486.6	1.05147 (15092707)	1.15252 (15092707)	1.27642
(15092707)	1.43287 (15092707)	1.63786 (15092707)	
3769480.6	1.02167 (15092707)	1.11660 (15092707)	1.23195
(15092707)	1.37595 (15092707)	1.56223 (15092707)	
3769474.6	0.99371 (15092707)	1.08302 (15092707)	1.19072
(15092707)	1.32390 (15092707)	1.49382 (15092707)	
3769468.6	0.96735 (15092707)	1.05155 (15092707)	1.15239
(15092707)	1.27599 (15092707)	1.43187 (15092707)	
3769462.6	0.94246 (15092707)	1.02200 (15092707)	1.11666
(15092707)	1.23175 (15092707)	1.37537 (15092707)	
3769456.6	0.91893 (15092707)	0.99422 (15092707)	1.08329
(15092707)	1.19077 (15092707)	1.32362 (15092707)	

MyePlaza_TOG.ADO

3769456.6 | 1.49307 (15092707)
3769450.6 | 1.43155 (15092707)
3769444.6 | 1.37553 (15092707)
3769438.6 | 1.32435 (15092707)
3769432.6 | 1.27743 (15092707)
3769426.6 | 1.23422 (15092707)

*** AERMOD - VERSION 19191 *** Mye Plaza TOG
*** 03/24/21
*** AERMET - VERSION 16216 ***
*** 13:03:19

PAGE 31

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL
INCLUDING SOURCE(S): L0000287 , L0000288
, L0000289 , L0000290 , L0000291 ,
, L0000292 , L0000293 , L0000294 , L0000295 , L0000296
, L0000297 , L0000298 , L0000299 ,
, L0000300 , L0000301 , L0000302 , L0000303 , L0000304
, L0000305 , L0000306 , L0000307 ,
, L0000308 , L0000309 , L0000310 , L0000311 , L0000312
, L0000313 , L0000314 , . . . ,

*** NETWORK ID: UCART2 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD | X-COORD (METERS)
(METERS) | 401697.15 401703.15

3769482.3 | 1.88839 (15092707) 2.29576 (15092707)
3769476.3 | 1.78550 (15092707) 2.13812 (15092707)
3769470.3 | 1.69424 (15092707) 2.00260 (15092707)
3769464.3 | 1.61309 (15092707) 1.88584 (15092707)
3769458.3 | 1.54021 (15092707) 1.78349 (15092707)
3769452.3 | 1.47439 (15092707) 1.69304 (15092707)
3769446.3 | 1.41465 (15092707) 1.61249 (15092707)
3769440.3 | 1.36022 (15092707) 1.54028 (15092707)
3769434.3 | 1.31045 (15092707) 1.47524 (15092707)
3769428.3 | 1.26472 (15092707) 1.41641 (15092707)

*** AERMOD - VERSION 19191 *** Mye Plaza TOG
*** 03/24/21

*** AERMET - VERSION 16216 ***
*** 13:03:19

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL ***

INCLUDING SOURCE(S): L0000287 , L0000288
, L0000289 , L0000290 , L0000291 ,
L0000292 , L0000293 , L0000294 , L0000295 , L0000296
, L0000297 , L0000298 , L0000299 ,
L0000300 , L0000301 , L0000302 , L0000303 , L0000304
, L0000305 , L0000306 , L0000307 ,
L0000308 , L0000309 , L0000310 , L0000311 , L0000312
, L0000313 , L0000314 , . . . ,

*** NETWORK ID: UCART3 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD | X-COORD (METERS)
(METERS) | 401703.74 401709.74

3769470.3	2.04112 (15092707)	2.54128 (15092707)
3769464.3	1.91940 (15092707)	2.34484 (15092707)
3769458.3	1.81301 (15092707)	2.17897 (15092707)
3769452.3	1.71927 (15092707)	2.03883 (15092707)
3769446.3	1.63597 (15092707)	1.91772 (15092707)
3769440.3	1.56146 (15092707)	1.81228 (15092707)
3769434.3	1.49446 (15092707)	1.71953 (15092707)
3769428.3	1.43395 (15092707)	1.63739 (15092707)

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
*** 03/24/21

*** AERMET - VERSION 16216 ***
*** 13:03:19

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL ***

INCLUDING SOURCE(S): L0000287 , L0000288
, L0000289 , L0000290 , L0000291 ,

MyePlaza_TOG.ADO

, L0000297 , L0000292 , L0000293 , L0000294 , L0000295 , L0000296
, L0000305 , L0000300 , L0000301 , L0000302 , L0000303 , L0000304
, L0000313 , L0000308 , L0000309 , L0000310 , L0000311 , L0000312

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD | X-COORD (METERS)
(METERS) | 401710.27 401716.27

3769446.2 | 1.94629 (15092707) 2.38523 (15092707)
3769440.2 | 1.83737 (15092707) 2.21517 (15092707)
3769434.2 | 1.74179 (15092707) 2.07037 (15092707)
3769428.2 | 1.65708 (15092707) 1.94673 (15092707)

*** AERMOD - VERSION 19191 *** Mye Plaza TOG
*** 03/24/21

*** AERMET - VERSION 16216 ***
*** 13:03:19

PAGE 34

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE SUMMARY OF MAXIMUM PERIOD (43848

HRS) RESULTS ***

** CONC OF TOG IN MICROGRAMS/M**3

**

NETWORK

GROUP ID AVERAGE CONC RECEPTOR (XR, YR,
ZELEV, ZHILL, ZFLAG) OF TYPE GRID-ID

ALL 1ST HIGHEST VALUE IS 1.13044 AT (401709.74, 3769470.31,
73.70, 73.70, 0.00) GC UCART3
2ND HIGHEST VALUE IS 1.05740 AT (401716.27, 3769446.22,
73.60, 73.60, 0.00) GC UCART4

MyePlaza_TOG.ADO

73.70, 3RD HIGHEST VALUE IS 1.04187 AT (401696.28, 3769504.63,
 73.70, 0.00) GC UCART1
 73.70, 4TH HIGHEST VALUE IS 1.03837 AT (401709.74, 3769464.31,
 73.70, 0.00) GC UCART3
 73.80, 5TH HIGHEST VALUE IS 1.01541 AT (401703.15, 3769482.26,
 73.80, 0.00) GC UCART2
 73.60, 6TH HIGHEST VALUE IS 0.97780 AT (401716.27, 3769440.22,
 73.60, 0.00) GC UCART4
 73.70, 7TH HIGHEST VALUE IS 0.96352 AT (401696.28, 3769498.63,
 73.70, 0.00) GC UCART1
 73.70, 8TH HIGHEST VALUE IS 0.96076 AT (401709.74, 3769458.31,
 73.70, 0.00) GC UCART3
 73.80, 9TH HIGHEST VALUE IS 0.94159 AT (401703.15, 3769476.26,
 73.80, 0.00) GC UCART2
 73.60, 10TH HIGHEST VALUE IS 0.91013 AT (401716.27, 3769434.22,
 73.60, 0.00) GC UCART4

*** RECEPTOR TYPES: GC = GRIDCART
 GP = GRIDPOLR
 DC = DISCCART
 DP = DISCPOLR

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 13:03:19

PAGE 35

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** THE SUMMARY OF HIGHEST 1-HR

RESULTS ***

** CONC OF TOG IN MICROGRAMS/M**3
 **

GROUP ID	AVERAGE CONC	DATE	RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)	OF TYPE	(YYMMDDHH)	
	NETWORK		
	GRID-ID		

ALL HIGH 1ST HIGH VALUE IS 2.54128 ON 15092707: AT (401709.74,
 3769470.31, 73.70, 73.70, 0.00) GC UCART3

MyePlaza_TOG.ADO

*** RECEPTOR TYPES: GC = GRIDCART
GP = GRIDPOLR
DC = DISCCART
DP = DISCPOLR

*** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
*** 03/24/21

*** AERMET - VERSION 16216 *** ***
*** 13:03:19

PAGE 36

*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** Message Summary : AERMOD Model Execution ***

----- Summary of Total Messages -----

A Total of 0 Fatal Error Message(s)
A Total of 4 Warning Message(s)
A Total of 1277 Informational Message(s)

A Total of 43848 Hours Were Processed

A Total of 152 Calm Hours Identified

A Total of 1125 Missing Hours Identified (2.57 Percent)

***** FATAL ERROR MESSAGES *****
*** NONE ***

***** WARNING MESSAGES *****

ME W186 335 MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
0.50
ME W187 335 MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET

MX W450 26305 CHKDAT: Record Out of Sequence in Meteorological File at:
15010101
MX W450 26305 CHKDAT: Record Out of Sequence in Meteorological File at:
2 year gap

*** AERMOD Finishes Successfully ***

GLCs loaded successfully
Pollutants loaded successfully

RISK SCENARIO SETTINGS

Receptor Type: Resident
Scenario: All
Calculation Method: Derived

EXPOSURE DURATION PARAMETERS FOR CANCER

Start Age: -0.25
Total Exposure Duration: 30

Exposure Duration Bin Distribution
3rd Trimester Bin: 0.25
0<2 Years Bin: 2
2<9 Years Bin: 0
2<16 Years Bin: 14
16<30 Years Bin: 14
16 to 70 Years Bin: 0

PATHWAYS ENABLED

NOTE: Inhalation is always enabled and used for all assessments. The remaining pathways are only used for cancer and noncancer chronic assessments.

Inhalation: True
Soil: False
Dermal: False
Mother's milk: False
Water: False
Fish: False
Homegrown crops: False
Beef: False
Dairy: False
Pig: False
Chicken: False
Egg: False

INHALATION

Daily breathing rate: LongTerm24HR

Mye_Output.txt

****Worker Adjustment Factors****

Worker adjustment factors enabled: NO

****Fraction at time at home****

3rd Trimester to 16 years: ON

16 years to 70 years: ON

TIER 2 SETTINGS

Tier2 not used.

Calculating cancer risk

Cancer risk saved to: K:\ORA_PLAN\194325001 - South El Monte Mye Plaza
ISMND\Technical Studies\HRA\RAST\Mye_CancerRisk.csv

Calculating chronic risk

Chronic risk saved to: K:\ORA_PLAN\194325001 - South El Monte Mye Plaza
ISMND\Technical Studies\HRA\RAST\Mye_NCChronicRisk.csv

Calculating acute risk

Acute risk saved to: K:\ORA_PLAN\194325001 - South El Monte Mye Plaza
ISMND\Technical Studies\HRA\RAST\Mye_NCAcuteRisk.csv

HRA ran successfully

GLCs loaded successfully
Pollutants loaded successfully

RISK SCENARIO SETTINGS

Receptor Type: Resident
Scenario: All
Calculation Method: Derived

EXPOSURE DURATION PARAMETERS FOR CANCER

Start Age: -0.25
Total Exposure Duration: 30

Exposure Duration Bin Distribution
3rd Trimester Bin: 0.25
0<2 Years Bin: 2
2<9 Years Bin: 0
2<16 Years Bin: 14
16<30 Years Bin: 14
16 to 70 Years Bin: 0

PATHWAYS ENABLED

NOTE: Inhalation is always enabled and used for all assessments. The remaining pathways are only used for cancer and noncancer chronic assessments.

Inhalation: True
Soil: False
Dermal: False
Mother's milk: False
Water: False
Fish: False
Homegrown crops: False
Beef: False
Dairy: False
Pig: False
Chicken: False
Egg: False

INHALATION

Daily breathing rate: LongTerm24HR

Indoor_Mye_Output.txt

****Worker Adjustment Factors****

Worker adjustment factors enabled: NO

****Fraction at time at home****

3rd Trimester to 16 years: ON

16 years to 70 years: ON

TIER 2 SETTINGS

Tier2 not used.

Calculating cancer risk

Cancer risk saved to: K:\ORA_PLAN\194325001 - South El Monte Mye Plaza
ISMND\Technical Studies\HRA\RAST\Indoor_Mye_CancerRisk.csv

Calculating chronic risk

Chronic risk saved to: K:\ORA_PLAN\194325001 - South El Monte Mye Plaza
ISMND\Technical Studies\HRA\RAST\Indoor_Mye_NCChronicRisk.csv

Calculating acute risk

Acute risk saved to: K:\ORA_PLAN\194325001 - South El Monte Mye Plaza
ISMND\Technical Studies\HRA\RAST\Indoor_Mye_NCAcuteRisk.csv

HRA ran successfully

*HARP - HRACalc v19044 3/25/2021 12:47:17 PM - Chronic Risk - Input File: K:\ORA_PLAN\194325001 - South El Monte Mye Plaza ISMND\Technical Studies\HRA\RAST\Mye_HRAInput.hra

INDEX	GRP1	GRP2	POLID	POLABBREV	CONC	SCENARIO	CV	CNS	IMMUN	KIDNEY	GILV	REPRO/DE	RESP	SKIN	EYE	BONE/TEE	ENDO	BLOOD
1			9901	DieselExhPM	0.0189	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	3.78E-03	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2			75070	Acetaldehyde	0.00316	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	2.26E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
3			107028	Acrolein	0.00147	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	4.20E-03	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
4			71432	Benzene	0.032	NonCancerChri	0.00E+00	1.07E-02										
5			106990	1,3-Butadiene	0.00622	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	3.11E-03	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
6			100414	Ethyl Benzene	0.0132	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	6.60E-06	6.60E-06	6.60E-06	0.00E+00	0.00E+00	0.00E+00	0.00E+00	6.60E-06	0.00E+00
7			50000	Formaldehyde	0.0179	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.99E-03	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
8			110543	Hexane	0.0355	NonCancerChri	0.00E+00	5.07E-06	0.00E+00									
9			67561	Methanol	0.00136	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	3.40E-07	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
10			78933	MEK	0.000226	NonCancerChri	0.00E+00											
11			91203	Naphthalene	0.000565	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	6.28E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
12			115071	Propylene	0.0346	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.15E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
13			100425	Styrene	0.00136	NonCancerChri	0.00E+00	1.51E-06	0.00E+00									
14			108883	Toluene	0.0843	NonCancerChri	0.00E+00	2.81E-04	0.00E+00	0.00E+00	0.00E+00	2.81E-04	2.81E-04	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
15			1330207	Xylenes	0.0608	NonCancerChri	0.00E+00	8.69E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00	8.69E-05	0.00E+00	8.69E-05	0.00E+00	0.00E+00	0.00E+00

*HARP - HRACalc v19044 3/25/2021 12:47:17 PM - Acute Risk - Input File: K:\ORA_PLAN\194325001 - South El Monte Mye Plaza ISMND\Technical Studies\HRA\RAST\Mye_HRAInput.hrz

INDEX	GRP1	GRP2	POLID	POLABBREV	CONC	SCENARIO	CV	CNS	IMMUN	KIDNEY	GILV	REPRO/DE' RESP	SKIN	EYE	BONE/TEETENDO	BLOOD
1			9901	DieselExhPM	0	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2			75070	Acetaldehyde	0.00711	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.51E-05	0.00E+00	1.51E-05	0.00E+00
3			107028	Acrolein	0.0033	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.32E-03	0.00E+00	1.32E-03	0.00E+00
4			71432	Benzene	0.0719	NonCancerAcute	0.00E+00	0.00E+00	2.66E-03	0.00E+00	0.00E+00	2.66E-03	0.00E+00	0.00E+00	0.00E+00	2.66E-03
5			106990	1,3-Butadiene	0.014	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	2.12E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00
6			100414	Ethyl Benzene	0.0297	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
7			50000	Formaldehyde	0.0401	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	7.29E-04	0.00E+00
8			110543	Hexane	0.0798	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
9			67561	Methanol	0.00305	NonCancerAcute	0.00E+00	1.09E-07	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
10			78933	MEK	0.000508	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	3.91E-08	0.00E+00	3.91E-08	0.00E+00
11			91203	Naphthalene	0.00127	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
12			115071	Propylene	0.0777	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
13			100425	Styrene	0.00305	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.45E-07	1.45E-07	0.00E+00	1.45E-07	0.00E+00
14			108883	Toluene	0.189	NonCancerAcute	0.00E+00	5.11E-06	0.00E+00	0.00E+00	0.00E+00	5.11E-06	5.11E-06	0.00E+00	5.11E-06	0.00E+00
15			1330207	Xylenes	0.137	NonCancerAcute	0.00E+00	6.23E-06	0.00E+00	0.00E+00	0.00E+00	6.23E-06	6.23E-06	0.00E+00	6.23E-06	0.00E+00

*HARP - HRACalc v19044 3/25/2021 12:41:03 PM - Chronic Risk - Input File: K:\ORA_PLAN\194325001 - South El Monte Mye Plaza ISMND\Technical Studies\HRA\RAST\Indoor_Mye_HRAInput.hra

INDEX	GRP1	GRP2	POLID	POLABBREV	CONC	SCENARIO	CV	CNS	IMMUN	KIDNEY	GILV	REPRO/DE' RESP	SKIN	EYE	BONE/TEE' ENDO	BLOOD	
1			9901	DieselExhPM	0.00529	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.06E-03	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2			75070	Acetaldehyde	0.00316	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	2.26E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00
3			107028	Acrolein	0.00147	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	4.20E-03	0.00E+00	0.00E+00	0.00E+00	0.00E+00
4			71432	Benzene	0.032	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.07E-02
5			106990	1,3-Butadiene	0.00622	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	3.11E-03	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
6			100414	Ethyl Benzene	0.0132	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	6.60E-06	6.60E-06	6.60E-06	0.00E+00	0.00E+00	0.00E+00	0.00E+00	6.60E-06
7			50000	Formaldehyde	0.0179	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.99E-03	0.00E+00	0.00E+00	0.00E+00	0.00E+00
8			110543	Hexane	0.0355	NonCancerChri	0.00E+00	5.07E-06	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
9			67561	Methanol	0.00136	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	3.40E-07	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
10			78933	MEK	0.000226	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
11			91203	Naphthalene	0.000565	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	6.28E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00
12			115071	Propylene	0.0346	NonCancerChri	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.15E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00
13			100425	Styrene	0.00136	NonCancerChri	0.00E+00	1.51E-06	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
14			108883	Toluene	0.0843	NonCancerChri	0.00E+00	2.81E-04	0.00E+00	0.00E+00	0.00E+00	2.81E-04	2.81E-04	0.00E+00	0.00E+00	0.00E+00	0.00E+00
15			1330207	Xylenes	0.0608	NonCancerChri	0.00E+00	8.69E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00	8.69E-05	0.00E+00	8.69E-05	0.00E+00	0.00E+00

*HARP - HRACalc v19044 3/25/2021 12:41:03 PM - Acute Risk - Input File: K:\ORA_PLAN\194325001 - South El Monte Mye Plaza ISMND\Technical Studies\HRA\RAST\Indoor_Mye_HRAInput.hra

INDEX	GRP1	GRP2	POLID	POLABBREV	CONC	SCENARIO	CV	CNS	IMMUN	KIDNEY	GILV	REPRO/DE' RESP	SKIN	EYE	BONE/TEE' ENDO	BLOOD
1				9901 DieselExhPM	0	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2				75070 Acetaldehyde	0.00711	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.51E-05	0.00E+00	1.51E-05	0.00E+00
3				107028 Acrolein	0.0033	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.32E-03	0.00E+00	1.32E-03	0.00E+00
4				71432 Benzene	0.0719	NonCancerAcute	0.00E+00	0.00E+00	2.66E-03	0.00E+00	0.00E+00	2.66E-03	0.00E+00	0.00E+00	0.00E+00	0.00E+00
5				106990 1,3-Butadiene	0.014	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	2.12E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00
6				100414 Ethyl Benzene	0.0297	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
7				50000 Formaldehyde	0.0401	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	7.29E-04	0.00E+00
8				110543 Hexane	0.0798	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
9				67561 Methanol	0.00305	NonCancerAcute	0.00E+00	1.09E-07	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
10				78933 MEK	0.000508	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	3.91E-08	0.00E+00	3.91E-08	0.00E+00
11				91203 Naphthalene	0.00127	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
12				115071 Propylene	0.0777	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
13				100425 Styrene	0.00305	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.45E-07	1.45E-07	0.00E+00	1.45E-07	0.00E+00
14				108883 Toluene	0.189	NonCancerAcute	0.00E+00	5.11E-06	0.00E+00	0.00E+00	0.00E+00	5.11E-06	5.11E-06	0.00E+00	5.11E-06	0.00E+00
15				1330207 Xylenes	0.137	NonCancerAcute	0.00E+00	6.23E-06	0.00E+00	0.00E+00	0.00E+00	6.23E-06	6.23E-06	0.00E+00	6.23E-06	0.00E+00

APPENDIX B

CULTURAL RESOURCES RECORD SEARCH

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395

California Historical Resources Information System

Los Angeles, Orange, Ventura and San Bernardino Counties

sccic@fullerton.edu

3/23/2021

SCCIC File #: 22139.8308

Brian Leung
Kimley-Horn and Associates, Inc.
1100 West Town and Country Road, Suite 700
Orange CA 92868

Re: Record Search Results for the Mye Plaza Mixed-Use Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the El Monte, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), and the California State Built Environment Resources Directory (BERD) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius: 1
Reports and Studies	Within project area: 0 Within project radius: 15
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 0 Within ¼-mile radius: 0
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 0
National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 0

HISTORIC MAP REVIEW - Pasadena, CA (1900) 15' USGS historic map indicates that in 1900 there was no visible development within the project area or the search radius which was located within the historic place name of Potrero Grande. The Lexington Wash ran west and north of the project area.

RECOMMENDATIONS

*When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.

The archaeological sensitivity of the project location is unknown because there are no previous studies for the subject property. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. Therefore, customary caution and a halt-work condition should be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel. It is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may request an archaeological monitor. Finally, if the built-environment resources on the property are 45 years or older, a qualified architectural historian should be retained to study the property and make recommendations regarding those structures.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),

Isabela Kott
GIS Technician/Staff Researcher

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

APPENDIX C

GEOTECHNICAL STUDY

Cal Land Engineering, Inc. dba Quartech Consultants

Geotechnical, Environmental, and Civil Engineering

July 15, 2020

Ace Lumber & Supply, Inc.
2727 N. Rosemead Blvd,
South El Monte, California 91733

Attention: Mr. Wilson Ye

Subject: Report of Geotechnical Engineering Investigation, Proposed Mixed-Use Development, 2727 Rosemead Boulevard, APN: 5281-002-005, 006, 009, 010, 011 & 018, South El Monte, California; QCI Project No.: 20-019-004GE

Gentlemen:

In accordance with your request, Quartech Consultants (QCI) is pleased to submit this Geotechnical Engineering Report for the subject site. The purpose of this report was to evaluate the subsurface conditions and provide recommendations for foundation designs and other relevant parameters of the proposed construction.

Based on the findings and observations during our investigation, the proposed construction of the subject site for the intended use is considered feasible from the geotechnical engineering viewpoints, provided that specific recommendations set forth herein are followed.

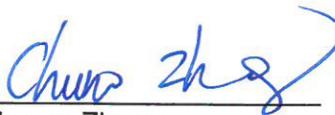
This opportunity to be of service is sincerely appreciated. If you have any questions pertaining to this report, please call the undersigned.

Respectfully submitted,
Cal Land Engineering, Inc. (CLE)
dba Quartech Consultants (QCI)



Jack C. Lee, GE 2153
Principal Engineer





Churuo Zhang
Project Engineer



Abe Kazemzadeh
Project Engineer

Dist: (4) Addressee

**REPORT OF GEOTECHNICAL ENGINEERING
INVESTIGATION**

Proposed Mixed-Use Development

At

**APN: 5281-002-005, 006, 009, 010, 011 and 018
2727 Rosemead Boulevard
South El Monte, California**

Prepared by
QUARTECH CONSULTANTS (QCI)
Project No.: 20-019-004GE
July 15, 2020

TABLE OF CONTENTS

1.0 INTRODUCTION	3
1.1 PURPOSE.....	3
1.2 SCOPE OF SERVICES.....	3
1.3 PROPOSED CONSTRUCTION	3
1.4 SITE LOCATION	3
2.0 SUBSURFACE EXPLORATION AND LABORATORY TESTING	4
2.1 SUBSURFACE EXPLORATION.....	4
2.2 LABORATORY TESTING	4
3.0 SUMMARY OF GEOTECHNICAL CONDITIONS	4
3.1 SOIL CONDITIONS.....	4
3.2 GROUNDWATER	4
4.0 SEISMICITY	5
4.1 FAULTING.....	5
4.2 SEISMICITY	5
4.3 ESTIMATED EARTHQUAKE GROUND MOTIONS	6
5.0 SEISMIC HAZARDS.....	6
5.1 LIQUEFACTION	6
5.2 EARTHQUAKE INDUCED SETTLEMENT.....	7
5.3 SURFACE MANIFESTATION OF LIQUEFACTION	7
5.4 LANDSLIDING.....	7
5.5 LURCHING.....	7
5.6 SURFACE RUPTURE.....	7
5.7 GROUND SHAKING.....	8
6.0 CONCLUSIONS	8
6.1 SEISMICITY	8
6.2 LIQUEFACTION POTENTIAL.....	8
6.3 EXCAVATABILITY	8
6.4 GROUNDWATER	8

7.0 RECOMMENDATIONS	9
7.1 GRADING	9
7.1.1 Site Preparation	9
7.1.2 Surficial Soil Removals	9
7.1.3 Treatment of Removal Bottoms	9
7.1.4 Structural Backfill.....	9
7.2 FOUNDATION DESIGN	10
7.2.1 Bearing Value	10
7.2.2 Settlement.....	10
7.2.3 Lateral Resistance	10
7.2.4 Foundation Construction.....	10
7.2.5 Concrete Flatwork.....	11
7.3 TEMPORARY TRENCH EXCAVATION AND BACKFILL.....	11
8.0 INSPECTION	11
9.0 CORROSION POTENTIAL	11
10.0 SEISMIC DESIGN	12
11.0 REMARKS.....	12
12.0 REFERENCES	13

1.0 INTRODUCTION

1.1 Purpose

This report presents a summary of our preliminary geotechnical engineering investigation for the proposed construction at the subject site. The purposes of this investigation were to evaluate the subsurface conditions at the area of proposed construction and to provide recommendations foundation design and other relevant parameters of the development.

1.2 Scope of Services

Our scope of services included:

- Review of available soil engineering data of the area.
- Our subsurface investigation consisted of excavation of logging and sampling of two 8-inch diameter hollow stem auger borings to a maximum depth of 51.5 feet below the existing grade at the subject site. The exploration was logged by a QCI engineer. Boring logs are presented in Appendix A.
- Laboratory testing of representative samples to establish engineering characteristics of the on-site soil. The laboratory test results are presented in Appendices A and B.
- Engineering analyses of the geotechnical data obtained from our background studies, field investigation, and laboratory testing.
- Preparation of this report presenting our findings, conclusions, and recommendations.

1.3 Proposed Construction

The subject site would be used for mixed-use developments and associated improvements. The proposed buildings are anticipated to be four and/or five-story in height with concrete slab-on-grade. Column loads are unknown at this time, but are expected to be medium. Minor cut and fill grading operation is anticipated to reach the desired grades.

1.4 Site Location

The project site is located on the west side of Rosemead Boulevard, at the southwest intersection of Mabel Avenue and Rosemead Boulevard, in the City of South El Monte, California. The approximate location of the site is presented in the attached Site Location Map (Figure 1). The lot size is approximately 75,400 square ft. (1.73 acres). The site is currently occupied by a commercial building and associated structures. No major surface erosions were observed during our subsurface exploration.

2.0 SUBSURFACE EXPLORATION AND LABORATORY TESTING

2.1 Subsurface Exploration

Our subsurface investigation consisted of excavation of logging and sampling of two 8-inch diameter hollow stem auger boring to a maximum depth of 51.5 feet at the locations shown on the attached Site Plan, Figure 2. The drilling of the borings were supervised and logged by a QCI's engineer. Relatively undisturbed and bulk samples were collected for laboratory testing. In addition, Standard Penetration Tests (SPT) was also conducted during drilling of the boring. Boring logs are presented in Appendix A.

2.2 Laboratory Testing

Representative samples were tested for the following parameters: in-situ moisture content and density, consolidation, direct shear strength, percent of fine, expansion, Atterberg limits and corrosion potential. Results of our laboratory testing along with a summary of the testing procedures are presented in Appendix B. In-situ moisture and density test results are presented on the boring logs in Appendix A.

3.0 SUMMARY OF GEOTECHNICAL CONDITIONS

3.1 Soil Conditions

The onsite near surface soils consist predominantly of sandy clay - sandy silt mixture (CL-ML). In general, these soils exist in the slightly moist and stiff conditions. Underlying the surface soils, silty sand (SM), sand and silty sand mixture (SP-SM) and sandy clay (CL) were disclosed in the borings to the depths explored (51.5 feet). These soils exist in the stiff to very stiff and medium dense, to dense, and slightly moist to moist conditions.

3.2 Groundwater

No groundwater was encountered in the borings to the depths explored (51.5'). Based on our review of the "Historically Highest Ground Water Contours and Borehole Log Data Locations, El Monte Quadrangle", by CGS (previously CDMG), it is estimated that the historically highest ground water level is approximately 5 feet below the existing grade. It should be noted that the CDMG ground water map is obtained by evaluating technical publications, geotechnical borehole data, water-well logs dating back to the "turn-of-the-century". This report also indicated that ground water levels in the areas from 1960-1997 data are generally 5 to 50 feet deeper than the earlier measured data. No specific date was provided pertaining to the high ground water level.

4.0 SEISMICITY

4.1 Faulting

Based on our study, there are no known active faults crossing the property. The nearest known active regional fault is the Elysian Park (Upper) Thrust Fault located at 2.1 miles from the site.

4.2 Seismicity

The subject site is located in southern California, which is a technically active area. The type and magnitude of seismic hazards affecting the site depend on the distance to causative faults, the intensity, and the magnitude of the seismic event. Table 1 indicates the distance of the fault zones and the associated maximum magnitude earthquake that can be produced by nearby seismic events. As indicated in Table 1, the Elysian Park (Upper) Thrust Fault is considered to have the most significant effect to the site from a design standpoint.

TABLE 1
Characteristics and Estimated Earthquakes for Regional Faults

Fault Name	Approximate Distance to the Site (mile)	Maximum Magnitude Earthquake (Mmax)
Elysian Park (Upper)	2.1	6.7
Elsinore;W	4.6	7.0
Raymond	4.8	6.8
Verdugo	7.0	6.9
Puente Hills (LA)	7.3	7.0
Sierra Madre Connected	7.9	7.3
Sierra Madre	7.9	7.2
Clamshell-Sawpit	8.9	6.7
Puente Hills (Santa Fe Springs)	9.3	6.7
Hollywood	10.3	6.7
San Jose	10.8	6.7
Puente Hills (Coyote Hills)	11.6	6.9
Santa Monica Conn alt 2	13.0	7.4
Newport Inglewood Conn alt 2	16.1	7.5
Newport Inglewood Conn alt 1	16.4	7.5
Newport-Inglewood, alt 1	16.4	7.2
Chino, alt 2	18.4	6.8
Chino, alt 1	18.4	6.7
Cucamonga	19.8	6.7

Reference: 2008 National Seismic Hazard Maps-Source Parameters

4.3 Estimated Earthquake Ground Motions

In order to estimate the seismic ground motions at the subject site, QCI has utilized the seismic hazard map published by California Geological Survey. According to this report, the peak ground alluvium acceleration at the subject site for a 2% and 10% probability of exceedance in 50 years is about 0.835g and 0.508g, respectively (USGS, 2008 Deaggregation of Seismic Hazards). Site modified peak ground acceleration (PGAM), corresponding to USGS Design Map Summary Report, ASCE 7-16 Standard is 0.989g.

5.0 SEISMIC HAZARDS

5.1 Liquefaction

Liquefaction is the transformation of a granular material from a solid to a liquid state as a result of increasing pore-water pressure. The material will then loses strength and can flow if unrestrained, thus leading to ground failure. Liquefaction can be triggered in saturated cohesionless material by short-term cyclic loading, such as shaking due to an earthquake. Ground failure that results from liquefaction can be manifested as flow landsliding, lateral spread, loss of bearing capacity, or settlement.

The potential for liquefaction at the site's sandy soil was evaluated using the computer program "LIQUEFY2" by Thomas Blake, the subsurface data from Boring B-1, the design earthquake ($M=7.0$), and ground acceleration of 0.835g (2% probability of exceedance in 50 years). The total unit weight used for the onsite soils is 120 pcf. The calculated ground water level is raised to the depth of 5 feet below the existing ground surface. Conversion from California modified split spoon to field SPT blow counts is 0.7 (County of L.A. GS045.0 October 1, 2014). Based on the analyses presented on the enclosed Appendix C, the factor of safety is indicated to be less than 1.30 for the onsite soils at the depth of **42 to 47 feet**.

Based on the laboratory test results on clayey and silty soils for B-1 @ 30', 35' and 40' the saturated moisture content of the encountered clayey soils is less than 85 percent of liquid limit with PI less than 12 (Bray and Sancio 2006, if PI is less than 12 and $w_c/LL < 0.85$ the soil is not susceptible to liquefaction). According to procedures referenced in SP117A, (Guideline for Evaluating and Mitigating Seismic Hazards in California), our laboratory Atterberg Limits and saturated moisture content of clayey soils material, it is our opinion that the encountered clayey soil is not susceptible to liquefaction.

5.2 Earthquake Induced Settlement

The sandy soils tend to settle and densify when they are subjected to earthquake shaking. Should the sand be saturated and there is no possibility for drainage so that constant volume conditions are maintained, the primary effect of the shaking is the generation of excess pore water pressures. Settlement then occurs as the excess pore pressures dissipate. The primary factors controlling seismic induced settlement are the cyclic stress ratio, maximum shear strain induced by earthquake, the strength and density of the sand, and the magnitude of the earthquake. Based on the procedures developed by Tokimatsu and Seed on 1987, it is our opinion that total seismic induced settlement and differential settlement of saturated sand are **0.73 inches** and **0.49 inches** respectively.

5.3 Surface Manifestation of Liquefaction

One of the most dramatic causes of damage to structures during earthquakes has been the development of liquefaction in saturated sandy soils, manifested either by the formation of boils and mud-spouts at the ground surface, by seepage of water through ground cracks. Based on the evaluation procedures suggested by the Ishihara (1985), it is concluded that surface manifestation of liquefaction is unlikely at the subject site under the design earthquake event.

5.4 Landsliding

A potential for landsliding is often suggested in areas of moderate to steep terrain that is underlain by weak or un-favorably oriented geological conditions. Neither of these conditions exists at the site. Due to the relatively flat nature of the site, it is our opinion that the potential for landslide is remote.

5.5 Lurching

Soil lurching refers to the rolling motion on the surface due to the passage of seismic surface waves. Effects of this nature are not considered significant on the subject site where the thickness of alluvium does not vary appreciably under structures.

5.6 Surface Rupture

Surface rupture is a break in the ground surface during or as a consequence of seismic activity. The potential for surface rupture on the subject site is considered low due to the absence of known active faults at the site.

5.7 Ground Shaking

Throughout southern California, ground shaking, as a result of earthquakes, is a constant potential hazard. The relative potential for damage from this hazard is a function of the type and magnitude of earthquake events and the distance of the subject site from the event. Accordingly, proposed structures should be designed and constructed in accordance with applicable portions of the building code.

6.0 CONCLUSIONS

Based on the results of our subsurface investigation, it is our opinion that the proposed improvements is feasible from a geotechnical standpoint, provided the recommendations contained herein are incorporated in the design and construction. The following is a summary of the geotechnical design and construction factors that may affect the development of the site:

6.1 Seismicity

Based on our studies on seismicity, there are no known active faults crossing the property. However, the site is located in a seismically active region and is subject to seismically induced ground shaking from nearby and distant faults, which is a characteristic of all Southern California.

6.2 Liquefaction Potential

Based on our field investigation, liquefaction analyses and laboratory testing, the analyses presented on the enclosed Appendix C indicated that the factor of safety is less than 1.30 for the onsite soils at the depth of **42 to 47 feet**.

6.3 Excavatability

Based on our subsurface investigation, excavation of the subsurface materials should be able to be accomplished with conventional earthwork equipment.

6.4 Groundwater

No groundwater was encountered in the borings to the depths explored. In our opinion, groundwater will not be a problem during the near surface construction.

7.0 RECOMMENDATIONS

The following recommendations should be incorporated into the design or construction phases.

7.1 Grading

7.1.1 Site Preparation

Prior to initiating grading operations, any existing vegetation, organic soil, trash, debris, oversized materials (greater than 8 inches), and other deleterious materials within fill areas should be removed from the site.

7.1.2 Surficial Soil Removals

Based on our field exploration and laboratory data obtained to date, it is recommended that the surficial soils be removed to a depth of 4 feet below existing grade or 2 feet below the bottom of the footing, whichever is deeper. The recommended removal should be extended at least 4 feet beyond building lines or to the limits of the existing building. The existing near surface soils should also be removed at least one foot within the proposed driveway areas.

Locally deeper removals may be necessary to expose competent natural ground. The actual removal depths should be determined in the field as conditions are exposed. Visual inspection and/or testing may be used to define removal requirements.

7.1.3 Treatment of Removal Bottoms

Soils exposed within areas approved for fill placement should be scarified to a depth of 6 inches, conditioned to near optimum moisture content, then compacted in-place to minimum project standards.

7.1.4 Structural Backfill

The onsite soils may be used as compacted fill provided they are free of organic materials and debris. Fills should be placed in relatively thin lifts; brought to near optimum moisture content, then compacted to obtain at least 90 percent relative compaction based on laboratory standard ASTM D-1557-12.

7.2 Foundation Design

7.2.1 Bearing Value

An allowable bearing value of 2000 pounds per square foot may be used for evaluation of existing shallow continuous footings 12 inches wide and 24 inches deep, and shallow pad footings at least 24 square inches and 24 inches deep. This value may be increased by 200 pounds per square foot for each additional foot of depth or width to a maximum value of 2500 pounds per square foot. This value may be increased by one-third when considering short duration seismic or wind loads.

7.2.2 Settlement

Settlement of the footings placed as recommended, and subject to no more than allowable loads is not expected to exceed 3/4 inch. Differential settlement between adjacent columns is not anticipated to exceed 1/4 inch for the adjacent column spaced at a distance of about 30 feet.

Additionally, the foundation should also be designed to resist the potential total seismic induced settlement and differential settlement of saturated sand are **0.73 inches** and **0.49 inches** respectively.

7.2.3 Lateral Resistance

Passive earth pressure may be computed as an equivalent fluid pressure of 300 pounds per cubic foot, with a maximum earth pressure of 2500 pounds per square foot. An allowable coefficient of friction between soil and concrete of 0.30 may be used with the dead load forces. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third.

7.2.4 Foundation Construction

It is anticipated that the entire structure will be underlain by onsite soils of very low expansion potential. All footings should be founded at a minimum depth of 24 inches below the lowest adjacent ground surface. All continuous footings should have at least two No. 4 reinforcing bar placed both at the top and two No. 4 reinforcing bar placed at the bottom of the footings.

7.2.5 Concrete Flatwork

Concrete slabs should be a minimum of 4 inches thick and reinforced with a minimum of No. 3 reinforcing bar spaced 16-inch each way or its equivalent. All slab reinforcement should be supported to ensure proper positioning during placement of concrete.

In order to comply with the requirements of the 2019 CalGreen Section 4.505.2.1 within the moisture sensitive concrete slab areas, a minimum of 4-inch thick base of ½ inch or larger clean aggregate should be provided with a vapor barrier in direct contact with concrete. A 10-mil Polyethylene vapor retarder, with joints lapped not less than 6 inches, should be placed above the aggregate and in direct contact with the concrete slab. As an alternate method, 2 inches of sand then 10 mil polyethylene membrane and another 2 inches of sand over the membrane and under the concrete may be used, provided this request for an alternative method is approved by Building Official of City of South El Monte.

7.3 Temporary Trench Excavation and Backfill

All trench excavations should conform to CAL-OSHA and local safety codes. All utility trenches backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of ASTM D-1557-12.

8.0 INSPECTION

As a necessary requisite to the use of this report, the following inspection is recommended:

- Temporary excavations.
- Removal of surficial and unsuitable soils.
- Backfill placement and compaction.
- Utility trench backfill.

The geotechnical engineer should be notified at least 1 day in advance of the start of construction. A joint meeting between the client, the contractor, and the geotechnical engineer is recommended prior to the start of construction to discuss specific procedures and scheduling.

9.0 CORROSION POTENTIAL

Chemical laboratory tests were conducted on the existing onsite near surface materials sampled during QCI's field investigation to aid in evaluation of soil corrosion potential and the attack on concrete by sulfate soils. The testing results are presented in Appendix B.

According to 2019 CBC and ACI 318-19, a “negligible” exposure to sulfate can be expected for concrete placed in contact with the onsite soils. Therefore, Type II cement or its equivalent may be used for this project. Based on the resistivity test results, it is estimated that the subsurface soils are moderately corrosive to buried metal pipe. It is recommended that any underground steel utilities be blasted and given protective coating. Should additional protective measures be warranted, a corrosion specialist should be consulted.

10.0 SEISMIC DESIGN

Based on our studies on seismicity, there are no known active faults crossing the property. However, the subject site is located in southern California, which is a tectonically active area. Based on ASCE 7-16 Standard, CBC 2019, the following seismic related values may be used:

Seismic Parameters (Latitude: 34.0609495, Longitude: -118.0653416)	Site Class "D"
Mapped 0.2 Sec Period Spectral Acceleration S_s	1.911g
Mapped 1.0 Sec Period Spectral Acceleration S₁	0.689g
Site Coefficient for Site Class "D", F_a	1.2
Site Coefficient for Site Class "D", F_v	1.7
Maximum Considered Earthquake Spectral Response Acceleration Parameter at 0.2 Second, S_{MS}	2.293g
Maximum Considered Earthquake Spectral Response Acceleration Parameter at 1.0 Second, S_{M1}	1.171g
Design Spectral Response Acceleration Parameters for 0.2 sec, S_{DS}	1.529g
Design Spectral Response Acceleration Parameters for 1.0 Sec, S_{D1}	0.781g

The Project Structural Engineer should be aware of the information provided above to determine if any additional structural strengthening is warranted.

11.0 REMARKS

The conclusions and recommendations contained herein are based on the findings and observations at the exploratory locations. However, soil materials may vary in characteristics between locations of the exploratory locations. If conditions are encountered during construction, which appear to be different from those disclosed by the exploratory work, this office should be notified so as to recommend the need for modifications. This report has been prepared in accordance with generally accepted professional engineering principles and practice. No warranty is expressed or implied.

12.0 REFERENCES

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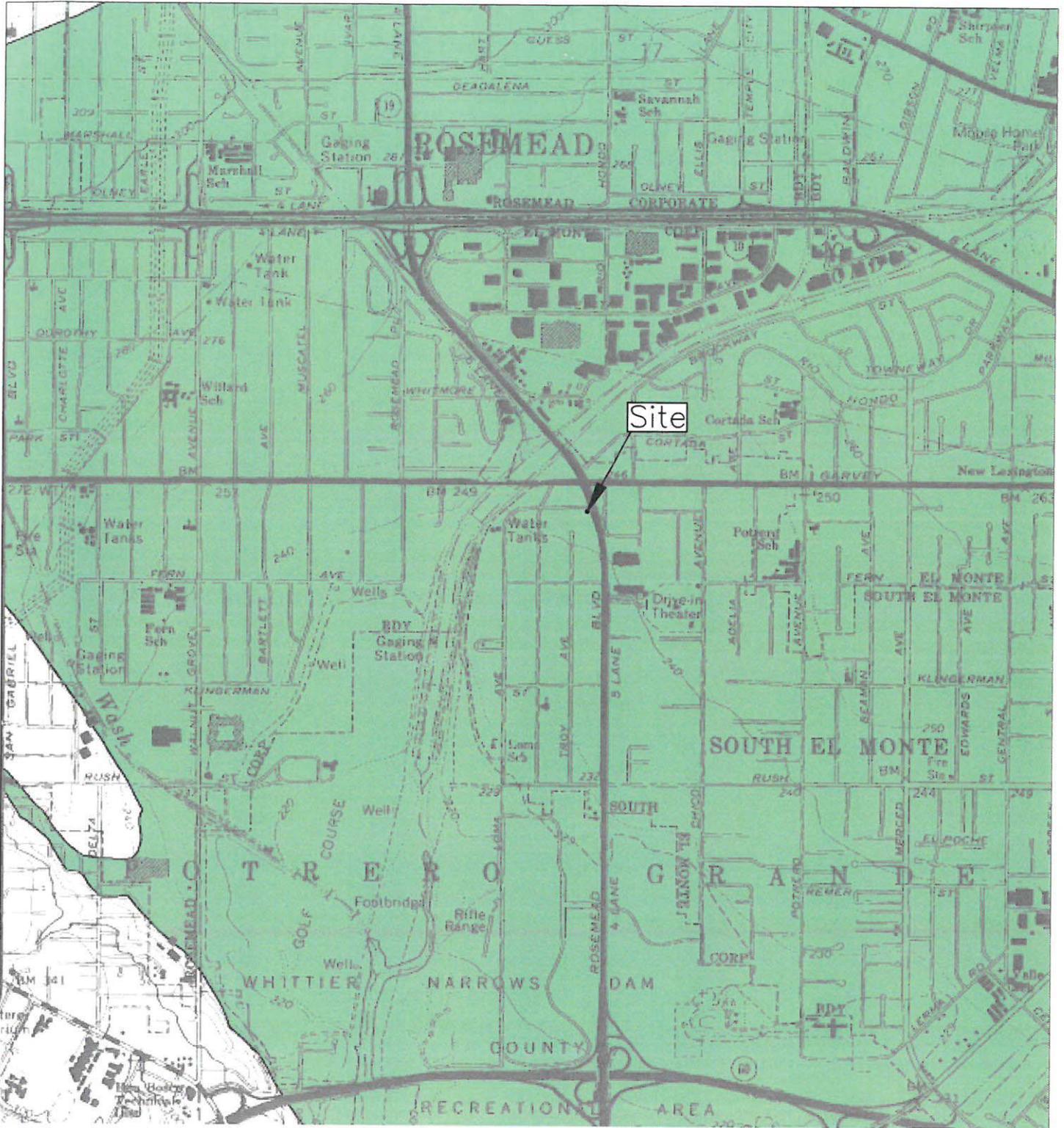
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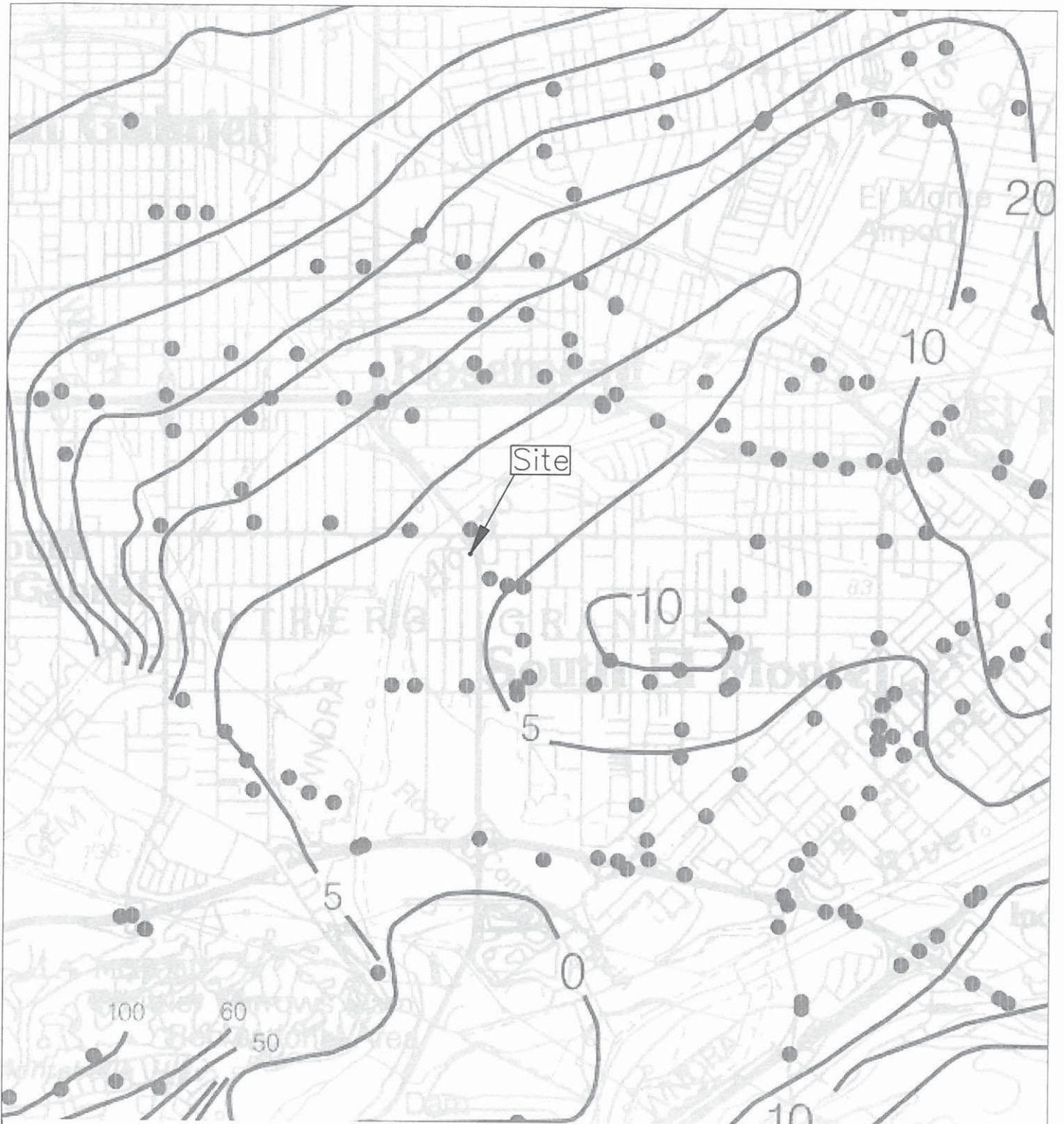
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<https://geohazards.usgs.gov/deaggint/2008/>
<http://eqint.cr.usgs.gov/deaggint/2008/index.php>
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<http://www.conservation.ca.gov/cgs/shzp/pages/index.aspx>



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 South El Monte, California

Site Location Map



NOT TO SCALE

LEGEND

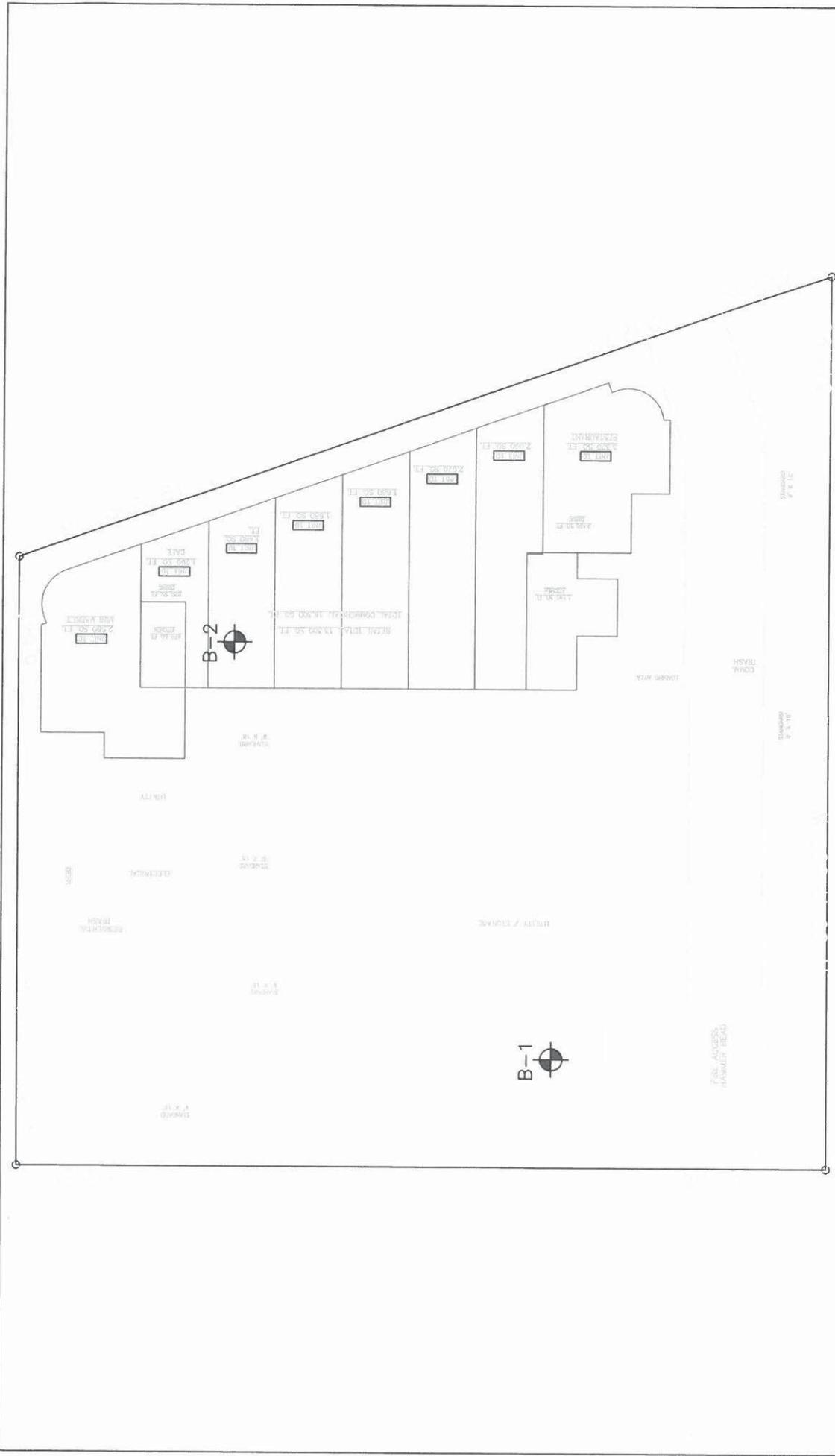
Maps modified from "Seismic Hazard Zones, El Monte Quadrangle" by CDMG

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Site Locational Map
Historical Highest Groundwater Level



Project Address: APN: 5281-002-005,006, 009 010, 011 & 018 2727 Rosemead Blvd South El Monte, California	Calland Engineering, Inc. dba Quartech Consultants Geotechnical, Environmental & Civil Engineering Services
--	--



SCALE: 1" = 50'

LEGEND



Approximate boring location

SITE PLAN

APPENDIX A

FIELD INVESTIGATION

Our subsurface investigation consisted of excavation of logging and sampling of two 8-inch diameter hollow stem auger boring to a maximum depth of 51.5 feet below the existing grade at the subject site at approximate locations shown on the enclosed Site Plan, Figure 2.

The drilling of the boring was supervised by a QCI's engineer, who continuously logged the borings and visually classified the soils in accordance with the Unified Soil Classification System. Ring and SPT samples were taken at frequent intervals. These samples were obtained by driving a sampler with successive blows of 140-pound hammer dropping from a height of 30 inches.

Representative undisturbed samples of the subsurface soils were retained in a series of brass rings, each having an inside diameter of 2.42 inches and a height of 1.00 inch. All ring samples were transported to our laboratory. Bulk surface soil samples were also collected for additional classification and testing.

PROJECT LOCATION: 2727 Rosemead Blvd, South El Monte, CA

DATE DRILLED: 3/2/2020

PROJECT NO.: 20-019-004

SAMPLE METHOD: Hollow Stem

ELEVATION: N/A

LOGGED BY: GT

Depth (ft)	Sample			USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
	Bulk	Undisturbed	Blows/6"				
2	B			CL/ML		6.4	Sandy clay- sandy silt, light brown, slightly moist, stiff
		R	10	ML	105.6	7.2	Percent of Fines: 67.3 LL=24 PL=19 PI=5
			11	CL/ML			Sandy clay- sandy silt, light brown, slightly moist, stiff
		12	ML				
5		R	7	SM	105.9	8.8	Silty sand, fine grained, light brown, slightly moist, medium dense
			11				Percent of Fines: 37.2
			16				
10		S	6			4.1	
			12	SM			Silty sand, fine grained, orange brown, slightly moist, medium dense
			17				Percent of Fines: 20.6
15		R	12		106.6	2.2	
			20	SM			Silty sand, medium grained, light brown, medium dense
			25				Percent of Fines:14.9
20		S	8			1.7	
			14	SP/SM			Sand and silty sand, coarse grained, light brown, slightly moist, dense
			20				Percent of Fines: 10.2
25		R	11		108.9	2.5	
			18	SM			Silty sand, fine grained, light brown, slightly moist, dense
			27				Percent of Fines: 32.8
30		R	8		104.9	22.2	
			11	CL			Sandy clay, medium brown, moist, stiff
			12				Percent of Fines: 51.4 LL=29 PL=19 PI=10
35		R	7		104.1	14.2	
			10	CL			Sandy clay, medium brown, moist, stiff
			14				Percent of Fines: 56.2 LL= 31 PL= 20 PI= 11

B: Bulk Bag
S: Standard Penetration Test
R: Ring Sample

PROJECT LOCATION: 2727 Rosemead Blvd, South El Monte. CA

DATE DRILLED: 3/2/2020

PROJECT NO.: 20-019-004

SAMPLE METHOD: Hollow Stem

ELEVATION: N/A

LOGGED BY: GT

Depth (ft)	Sample			USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
	Bulk	Undisturbed	Blows/6"				
40		R	9	CL	103.9	14.2	Sandy clay, medium brown, moist, very stiff Percent of Fines: 59.2 LL=32 PL=20 PI=12
			15				
			18				
45		S	12				
			17	SM		9.1	Silty sand, coarse grained, yellow brown, moist, dense Percent of Fines: 16.7
			21				
50		S	15				
			21	SM		13.1	Silty sand, coarse grained, medium brown, moist, dense Percent of Fines: 22.4
			24				
55							Total Depth: 51.5 feet No Groundwater Hole Backfilled
60							Hammer Driving Weight: 140 lbs Hammer Driving Height: 30 inches
65							
70							
75							

PROJECT LOCATION: 2727 Rosemead Blvd, South El Monte, CA

DATE DRILLED: 3/2/2020

PROJECT NO.: 20-019-004

SAMPLE METHOD: Hollow Stem

ELEVATION: N/A

LOGGED BY: GT

Depth (ft)	Sample			USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
	Bulk	Undisturbed	Blows/6"				
2		R	2 7 8	ML	100.3	30.6	Sandy silt, dark gray, very moist, stiff Percent of Fines: 61.7
5		S	4 8 9	ML		20.1	Sandy silt, dark gray, very moist, stiff Percent of Fines: 60.8
10		R	10 17 19	SM	103.2	12.7	Silty sand ,fine grained, medium brown, moist, medium dense Percent of Fines: 19.6
15		S	10 14 17	SM		1.7	Silty sand, fine grained, light brown, slightly moist, dense Percent of Fines: 13.6
20		R	8 21 27	SM	107.9	2.5	Silty sand, fine grained, light brown, slightly moist, dense Percent of Fines: 14.2
25							Total Depth: 21.5 feet No Groundwater Hole Backfilled
30							Hammer Driving Weight: 140 lbs Hammer Driving Height: 30 inches
35							

B: Bulk Bag
S: Standard Penetration Test
R: Ring Sample

APPENDIX B

LABORATORY TESTING

During the subsurface exploration, QCI personnel collected relatively undisturbed ring samples and bulk samples. The following tests were performed on selected soil samples:

Moisture-Density

The moisture content and dry unit weight were determined for each relatively undisturbed soil sample obtained in the test borings in accordance with ASTM D2937 standard. The results of these tests are shown on the boring logs in Appendix A.

Shear Tests

Shear tests were performed in a direct shear machine of strain-control type in accordance with ASTM D3080 standard. The rate of deformation was 0.010 inch per minute. Selected samples were sheared under varying confining loads in order to determine the Coulomb shear strength parameters: internal friction angle and cohesion. The shear test results are presented in the attached plates.

Consolidation Tests

Consolidation tests were performed on selected undisturbed soil samples in accordance with ASTM D2435 standard. The consolidation apparatus is designed for a one-inch high soil filled brass ring. Loads are applied in several increments in a geometric progression and the resulting deformations are recorded at selected time intervals. Porous stones are placed in contact with the top and bottom of each specimen to permit addition and release of pore fluid. The samples were inundated with water at a load of two kilo-pounds (kips) per square foot, and the test results are shown on the attached Figures.

Expansion Index

Laboratory Expansion Index test was conducted on the existing onsite near surface materials sampled during QCI's field investigation to aid in evaluation of soil expansion potential. The test is performed in accordance with ASTM D-4829. The testing result is presented below:

Sample Location	Expansion Index	Expansion Potential
B-1 @ 0-4'	8	Very Low

Corrosion Potential

Chemical laboratory tests were conducted on the existing onsite near surface materials sampled during QCI's field investigation to aid in evaluation of soil corrosion potential and the attack on concrete by sulfate soils. These tests are performed in accordance with California Test Method 417, 422, 532, and 643. The testing results are presented below:

Sample Location	pH	Chloride (ppm)	Sulfate (% by weight)	Min. Resistivity (ohm-cm)
B-1 @ 0'-4'	8.21	90	0.020	2,050

Percent Passing #200 Sieve

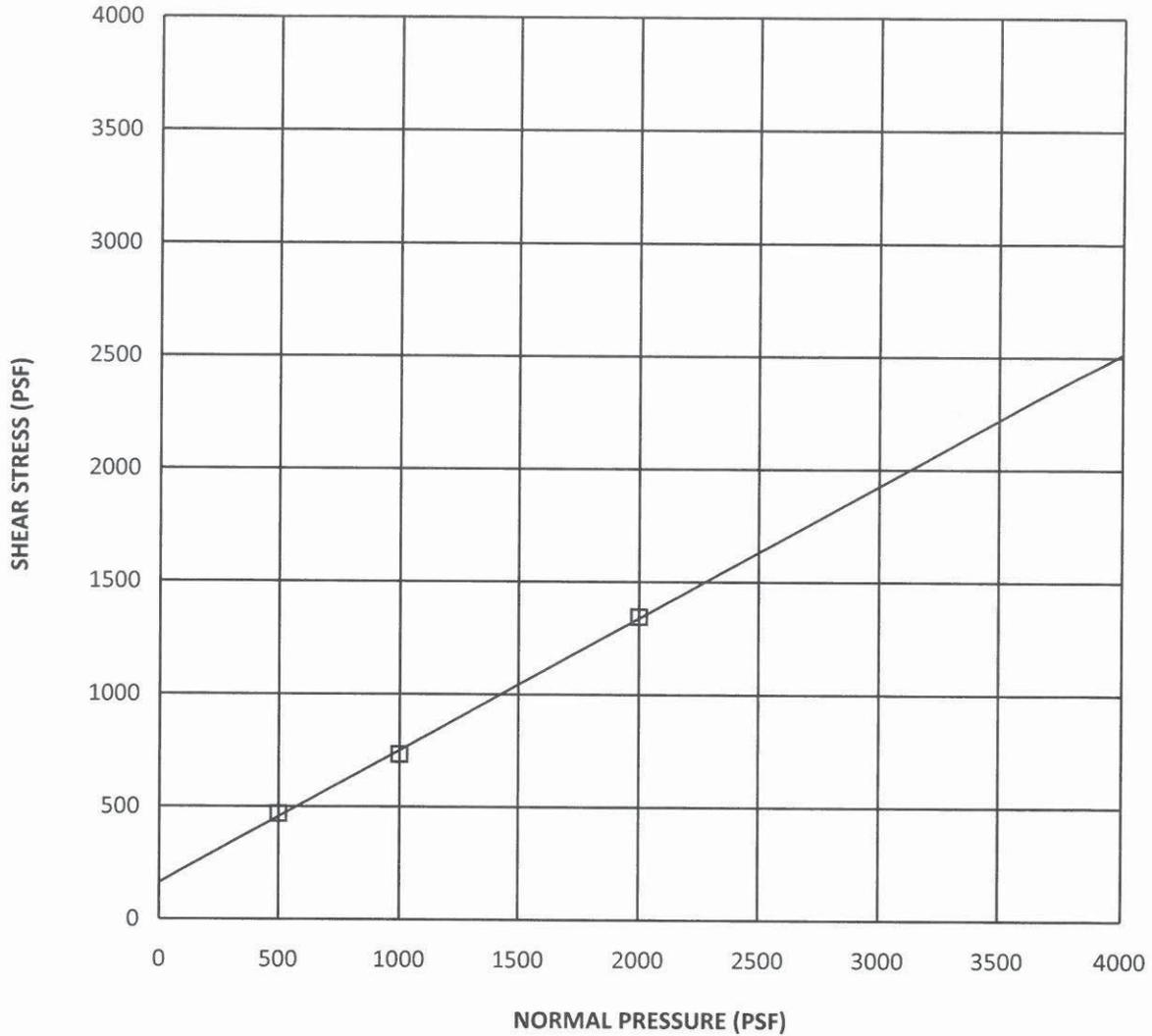
Percent of soil passing #200 sieve was determined for selected soil samples in accordance with ASTM D1140 standard. The test results are presented in the following table:

Sample Location	% Passing #200
B-1 @ 0-4'	67.3
B-1 @ 5'	37.2
B-1 @ 10'	20.6
B-1 @ 15'	14.9
B-1 @ 20'	10.2
B-1 @ 25'	32.8
B-1 @ 30'	51.4
B-1 @ 35'	56.2
B-1 @ 40'	59.2
B-1 @ 45'	16.7
B-1 @ 50'	22.4

Atterberg Limits

Laboratory Atterberg Limits tests were conducted on the existing onsite materials sampled during QCI's field investigation to aid in evaluation of soil liquefaction potential. These tests are performed in accordance with ASTM D4318. The testing results are presented below:

Sample Location	USCS Class. ASTM D2488	Liquid Limit %ASTM D4318	Plastic Limit %ASTM D4318	Plasticity Index ASTM D4318
B-1 @0-4'	CL-ML	24	19	5
B-1 @30'	CL	29	19	10
B-1 @35'	CL	31	20	11
B-1 @ 40'	CL	32	20	12



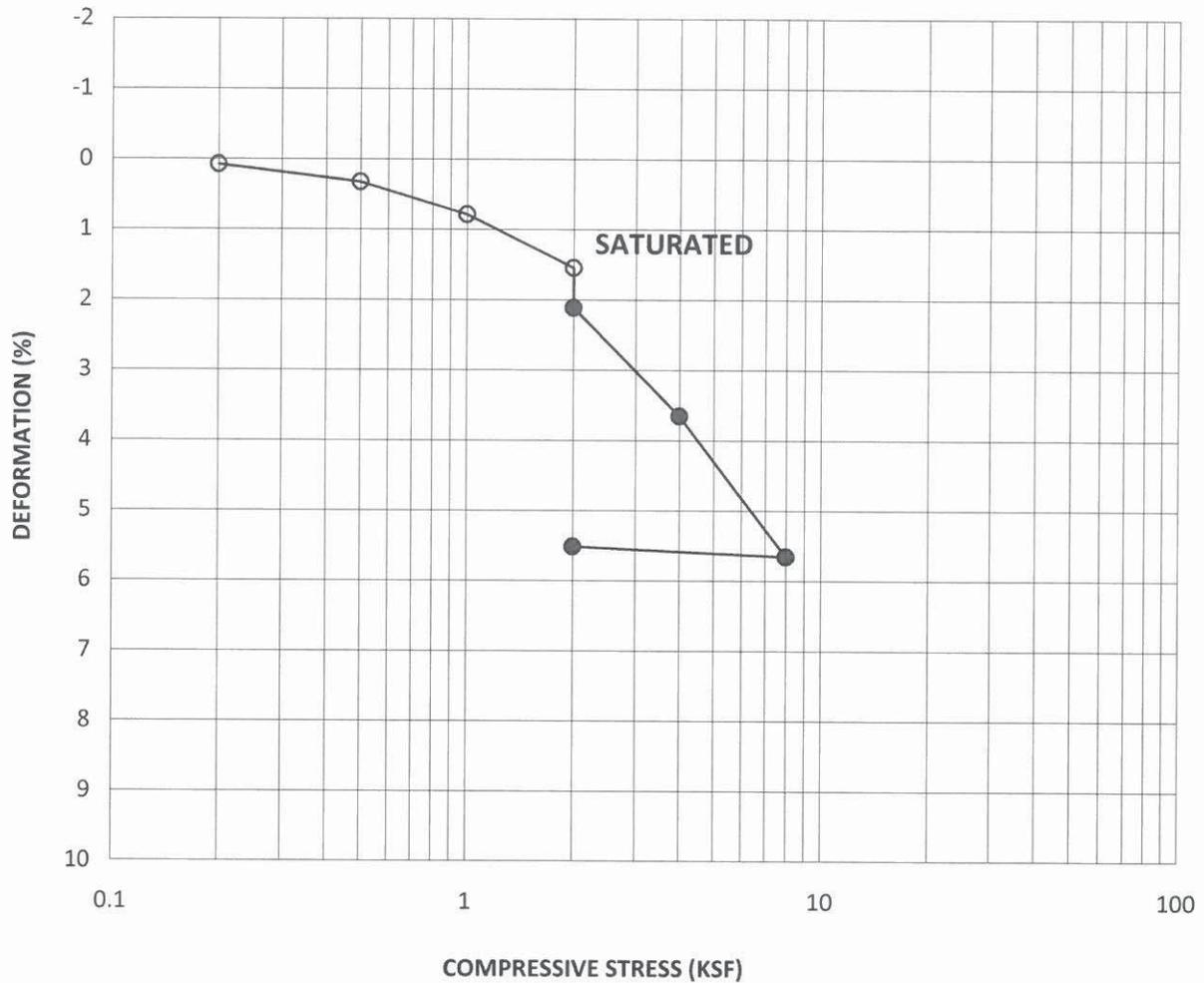
SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SAMPLE TYPE	SOIL TYPE	COHESION (PSF)	FRICTION ANGLE (DEG)
□	B-1	N/A	2.0	RING	CL-ML	160	30

Vertical Loads (PSF)	Moisture Content Before Test (%)	Moisture Content After Test (%)
500	7.2	21.6
1000	7.2	21.4
2000	7.2	21.2

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DIRECT SHEAR
 (ASTM D3080)

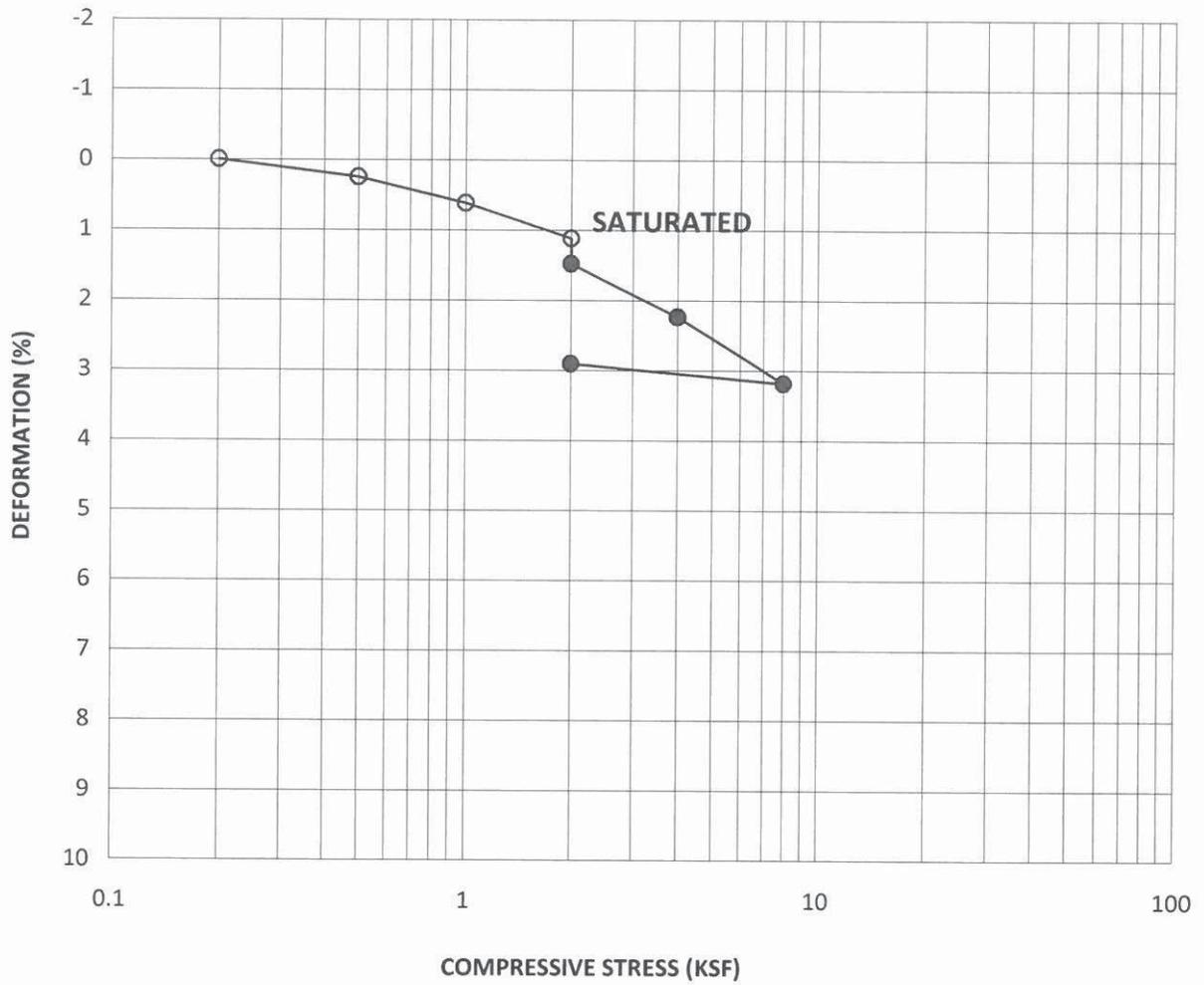


SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SOIL TYPE	INIT. MOISTURE CONTENT (%)	INIT. DRY DENSITY (PCF)	INIT. VOID RATIO
○	B-1	N/A	5	SM	8.8	105.9	0.591

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CONSOLIDATION
 (ASTM D2435)

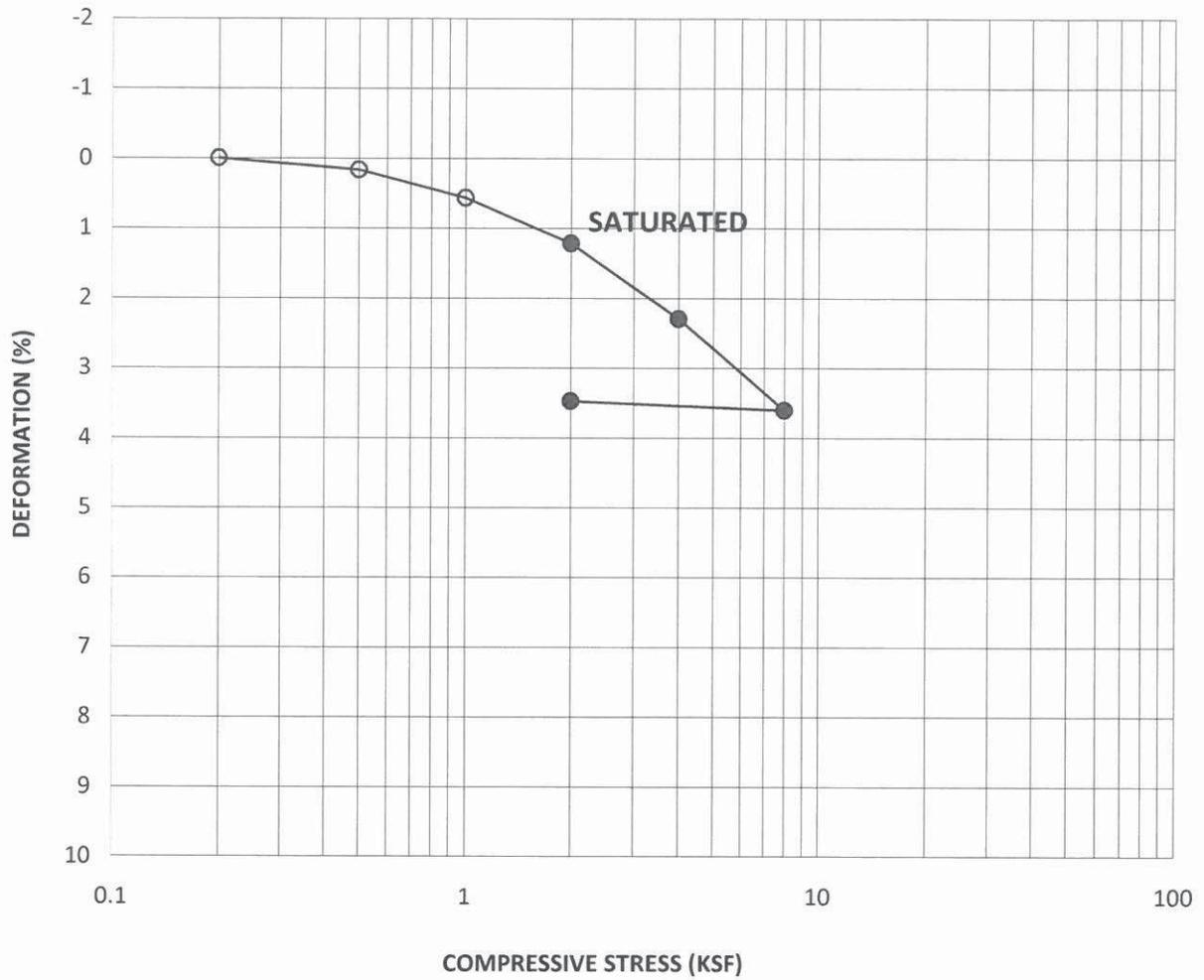


SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SOIL TYPE	INIT. MOISTURE CONTENT (%)	INIT. DRY DENSITY (PCF)	INIT. VOID RATIO
○	B-1	N/A	15	SM	2.2	106.6	0.580

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CONSOLIDATION
 (ASTM D2435)

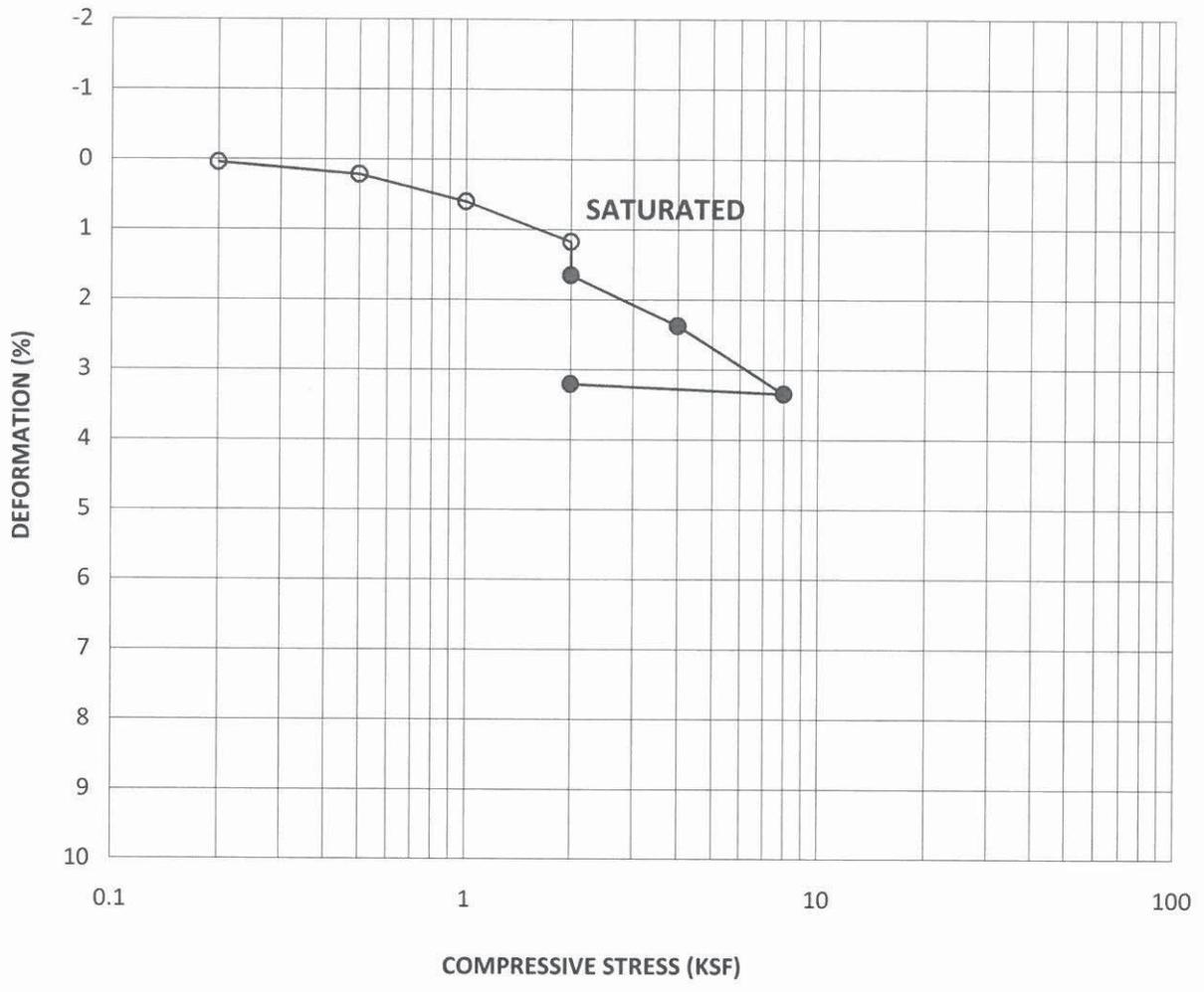


SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SOIL TYPE	INIT. MOISTURE CONTENT (%)	INIT. DRY DENSITY (PCF)	INIT. VOID RATIO
○	B-2	N/A	10	SM	12.7	103.2	0.633

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SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SOIL TYPE	INIT. MOISTURE CONTENT (%)	INIT. DRY DENSITY (PCF)	INIT. VOID RATIO
○	B-2	N/A	20	SM	2.5	107.9	0.561

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CONSOLIDATION
 (ASTM D2435)

APPENDIX C

RESULTS OF LIQUEFACTION ANALYSES

LIQUEFY2 - LIQUEFACTION (NCEER, 1997)

Begin Calculations

Exit

Job/Analysis Name (20 Characters Max)

2727 Rosemead B

Job Number (15 Characters Max)

20-019-004GE

Seed-Factor

Seed (1985)

NCEER (1997)

Idriss (1998) *

Rod Length Corr.?

Yes

No

Rod Stick Up (ft)

Magnitude Scaling Factor (MSF)

Idriss (1997) Y / N 20%

Idriss (1998) * Y / N 32%

Andrus/Stokoe Y / N 50%

R.Seed (1998) *

Calc. Water Depth (ft)

EQ. Mag. (Mw)

Peak Acc. (g)

Surcharge Fill Loading

Fill Unit Wt. (pcf) Fill Ht. (ft)

Soil Profile Log Name (*.LDW)

New ROSE.LDW

Liquefaction Results File (*.LAR)

New ROSE.LAR

Update Page From File

Write Table to LDW File

Output File

WIN Notepad

	Base	Field N	0/1	Unit Wt.	Fines	D50	SPT Depth
▶	7	18	1	120	37	0.25	5
	12	29	1	120	21	0.25	10
	17	31	1	120	15	0.3	15
	22	34	1	120	10	0.35	20
	27	31	1	120	33	0.25	25
	32	16	0	120	51	0.05	30
	37	16	0	120	56	0.05	35
	42	23	0	120	59	0.05	40
	47	38	1	120	17	0.25	45
	50	45	1	120	22	0.25	47

New ROSE.OUT

Graph showing SPT Depth (pcf) on the x-axis (0 to 100) and Depth (ft) on the y-axis (0 to 50). A blue line plots the SPT data points from the table.

Graph showing Factor of Safety (F.S.) on the x-axis (0.0 to 2.0) and Depth (ft) on the y-axis (0 to 50). A red line plots the Factor of Safety values, showing a sharp drop at approximately 40 feet depth.

File Name: ROSE.OUT

SOIL NO.	CALC. DEPTH (ft)	TOTAL STRESS (tsf)	EFF. STRESS (tsf)	FIELD N (B/ft)	FC DELTA N1_60	C N	CORR. (N1) 60 (B/ft)	LIQUE. RESIST RATIO	r d	INDUC. STRESS RATIO	LIQUE. SAFETY FACTOR
1	0.25	0.015	0.015	18	10.19	*	*	*	*	*	**
1	0.75	0.045	0.045	18	10.19	*	*	*	*	*	**
1	1.25	0.075	0.075	18	10.19	*	*	*	*	*	**
1	1.75	0.105	0.105	18	10.19	*	*	*	*	*	**
1	2.25	0.135	0.135	18	10.19	*	*	*	*	*	**
1	2.75	0.165	0.165	18	10.19	*	*	*	*	*	**
1	3.25	0.195	0.195	18	10.19	*	*	*	*	*	**
1	3.75	0.225	0.225	18	10.19	*	*	*	*	*	**
1	4.25	0.255	0.255	18	10.19	*	*	*	*	*	**
1	4.75	0.285	0.285	18	10.19	*	*	*	*	*	**
1	5.25	0.315	0.307	18	10.19	1.865	36.6	Infin	0.990	0.551	NonLiq
1	5.75	0.345	0.322	18	10.19	1.865	36.6	Infin	0.989	0.576	NonLiq
1	6.25	0.375	0.336	18	10.19	1.865	36.6	Infin	0.987	0.598	NonLiq
1	6.75	0.405	0.350	18	10.19	1.865	36.6	Infin	0.986	0.619	NonLiq
2	7.25	0.435	0.365	29	6.38	1.319	36.5	Infin	0.985	0.638	NonLiq
2	7.75	0.465	0.379	29	6.38	1.319	36.5	Infin	0.984	0.655	NonLiq
2	8.25	0.495	0.394	29	6.38	1.319	36.5	Infin	0.983	0.671	NonLiq
2	8.75	0.525	0.408	29	6.38	1.319	36.5	Infin	0.982	0.686	NonLiq
2	9.25	0.555	0.422	29	6.38	1.319	36.5	Infin	0.981	0.699	NonLiq
2	9.75	0.585	0.437	29	6.38	1.319	36.5	Infin	0.980	0.712	NonLiq
2	10.25	0.615	0.451	29	6.38	1.319	36.5	Infin	0.979	0.724	NonLiq
2	10.75	0.645	0.466	29	6.38	1.319	36.5	Infin	0.978	0.735	NonLiq
2	11.25	0.675	0.480	29	6.38	1.319	36.5	Infin	0.977	0.745	NonLiq
2	11.75	0.705	0.494	29	6.38	1.319	36.5	Infin	0.976	0.755	NonLiq
3	12.25	0.735	0.509	31	3.96	1.077	34.2	Infin	0.974	0.764	NonLiq
3	12.75	0.765	0.523	31	3.96	1.077	34.2	Infin	0.973	0.772	NonLiq
3	13.25	0.795	0.538	31	3.96	1.077	34.2	Infin	0.972	0.780	NonLiq
3	13.75	0.825	0.552	31	3.96	1.077	34.2	Infin	0.971	0.788	NonLiq
3	14.25	0.855	0.566	31	3.96	1.077	34.2	Infin	0.970	0.795	NonLiq
3	14.75	0.885	0.581	31	3.96	1.077	34.2	Infin	0.969	0.802	NonLiq
3	15.25	0.915	0.595	31	3.96	1.077	34.2	Infin	0.968	0.808	NonLiq
3	15.75	0.945	0.610	31	3.96	1.077	34.2	Infin	0.967	0.814	NonLiq
3	16.25	0.975	0.624	31	3.96	1.077	34.2	Infin	0.966	0.819	NonLiq
3	16.75	1.005	0.638	31	3.96	1.077	34.2	Infin	0.965	0.824	NonLiq
4	17.25	1.035	0.653	34	1.54	0.933	32.6	Infin	0.964	0.829	NonLiq
4	17.75	1.065	0.667	34	1.54	0.933	32.6	Infin	0.963	0.834	NonLiq
4	18.25	1.095	0.682	34	1.54	0.933	32.6	Infin	0.961	0.838	NonLiq
4	18.75	1.125	0.696	34	1.54	0.933	32.6	Infin	0.960	0.842	NonLiq
4	19.25	1.155	0.710	34	1.54	0.933	32.6	Infin	0.959	0.846	NonLiq
4	19.75	1.185	0.725	34	1.54	0.933	32.6	Infin	0.958	0.850	NonLiq
4	20.25	1.215	0.739	34	1.54	0.933	32.6	Infin	0.956	0.853	NonLiq
4	20.75	1.245	0.754	34	1.54	0.933	32.6	Infin	0.955	0.856	NonLiq
4	21.25	1.275	0.768	34	1.54	0.933	32.6	Infin	0.954	0.859	NonLiq

File Name: ROSE.OUT

SOIL NO.	CALC. DEPTH (ft)	TOTAL STRESS (tsf)	EFF. STRESS (tsf)	FIELD N (B/ft)	FC DELTA N1_60	C N	CORR. (N1) 60 (B/ft)	LIQUE. RESIST RATIO	r d	INDUC. STRESS RATIO	LIQUE. SAFETY FACTOR
4	21.75	1.305	0.782	34	1.54	0.933	32.6	Infin	0.952	0.862	NonLiq
5	22.25	1.335	0.797	31	9.68	0.834	36.4	Infin	0.951	0.865	NonLiq
5	22.75	1.365	0.811	31	9.68	0.834	36.4	Infin	0.949	0.867	NonLiq
5	23.25	1.395	0.826	31	9.68	0.834	36.4	Infin	0.948	0.869	NonLiq
5	23.75	1.425	0.840	31	9.68	0.834	36.4	Infin	0.946	0.871	NonLiq
5	24.25	1.455	0.854	31	9.68	0.834	36.4	Infin	0.945	0.873	NonLiq
5	24.75	1.485	0.869	31	9.68	0.834	36.4	Infin	0.943	0.875	NonLiq
5	25.25	1.515	0.883	31	9.68	0.834	36.4	Infin	0.941	0.876	NonLiq
5	25.75	1.545	0.898	31	9.68	0.834	36.4	Infin	0.939	0.878	NonLiq
5	26.25	1.575	0.912	31	9.68	0.834	36.4	Infin	0.938	0.879	NonLiq
5	26.75	1.605	0.926	31	9.68	0.834	36.4	Infin	0.936	0.880	NonLiq
6	27.25	1.635	0.941	16	~	~	~	~	~	~	~
6	27.75	1.665	0.955	16	~	~	~	~	~	~	~
6	28.25	1.695	0.970	16	~	~	~	~	~	~	~
6	28.75	1.725	0.984	16	~	~	~	~	~	~	~
6	29.25	1.755	0.998	16	~	~	~	~	~	~	~
6	29.75	1.785	1.013	16	~	~	~	~	~	~	~
6	30.25	1.815	1.027	16	~	~	~	~	~	~	~
6	30.75	1.845	1.042	16	~	~	~	~	~	~	~
6	31.25	1.875	1.056	16	~	~	~	~	~	~	~
6	31.75	1.905	1.070	16	~	~	~	~	~	~	~
7	32.25	1.935	1.085	16	~	~	~	~	~	~	~
7	32.75	1.965	1.099	16	~	~	~	~	~	~	~
7	33.25	1.995	1.114	16	~	~	~	~	~	~	~
7	33.75	2.025	1.128	16	~	~	~	~	~	~	~
7	34.25	2.055	1.142	16	~	~	~	~	~	~	~
7	34.75	2.085	1.157	16	~	~	~	~	~	~	~
7	35.25	2.115	1.171	16	~	~	~	~	~	~	~
7	35.75	2.145	1.186	16	~	~	~	~	~	~	~
7	36.25	2.175	1.200	16	~	~	~	~	~	~	~
7	36.75	2.205	1.214	16	~	~	~	~	~	~	~
8	37.25	2.235	1.229	23	~	~	~	~	~	~	~
8	37.75	2.265	1.243	23	~	~	~	~	~	~	~
8	38.25	2.295	1.258	23	~	~	~	~	~	~	~
8	38.75	2.325	1.272	23	~	~	~	~	~	~	~
8	39.25	2.355	1.286	23	~	~	~	~	~	~	~
8	39.75	2.385	1.301	23	~	~	~	~	~	~	~
8	40.25	2.415	1.315	23	~	~	~	~	~	~	~
8	40.75	2.445	1.330	23	~	~	~	~	~	~	~
8	41.25	2.475	1.344	23	~	~	~	~	~	~	~
8	41.75	2.505	1.358	23	~	~	~	~	~	~	~
9	42.25	2.535	1.373	38	4.50	0.622	29.3	0.381	0.831	0.833	0.55
9	42.75	2.565	1.387	38	4.50	0.622	29.3	0.381	0.826	0.829	0.55
9	43.25	2.595	1.402	38	4.50	0.622	29.3	0.381	0.822	0.826	0.55

File Name: ROSE.OUT

SOIL NO.	CALC. DEPTH (ft)	TOTAL STRESS (tsf)	EFF. STRESS (tsf)	FIELD N (B/ft)	FC DELTA N1_60	C N	CORR. (N1) 60 (B/ft)	LIQUE. RESIST RATIO	r d	INDUC. STRESS RATIO	LIQUE. SAFETY FACTOR
9	43.75	2.625	1.416	38	4.50	0.622	29.3	0.381	0.817	0.822	0.55
9	44.25	2.655	1.430	38	4.50	0.622	29.3	0.381	0.812	0.818	0.56
9	44.75	2.685	1.445	38	4.50	0.622	29.3	0.381	0.807	0.814	0.56
9	45.25	2.715	1.459	38	4.50	0.622	29.3	0.381	0.802	0.810	0.56
9	45.75	2.745	1.474	38	4.50	0.622	29.3	0.381	0.797	0.806	0.56
9	46.25	2.775	1.488	38	4.50	0.622	29.3	0.381	0.792	0.801	0.57
9	46.75	2.805	1.502	38	4.50	0.622	29.3	0.381	0.787	0.797	0.57
10	47.25	2.835	1.517	45	6.60	0.608	35.4	Infin	0.782	0.793	NonLiq
10	47.75	2.865	1.531	45	6.60	0.608	35.4	Infin	0.776	0.788	NonLiq
10	48.25	2.895	1.546	45	6.60	0.608	35.4	Infin	0.771	0.784	NonLiq
10	48.75	2.925	1.560	45	6.60	0.608	35.4	Infin	0.766	0.780	NonLiq
10	49.25	2.955	1.574	45	6.60	0.608	35.4	Infin	0.761	0.775	NonLiq
10	49.75	2.985	1.589	45	6.60	0.608	35.4	Infin	0.756	0.771	NonLiq

LIQUEFACTION INDUCED SETTLEMENT

References:

1. "Evaluation of Settlement in Sands Due to Earthquake Shaking", Seed, et. al., ASCE Journal of Geotechnical Engineering, Page 861 – 878, Vol. 113, No. 8, August 1987
2. "Manual for Evaluation and Mitigation of Liquefaction Hazard for Foundation Design", Workshop on Seismic Hazards Mapping Act, Los Angeles, January 1998

Recommended Fine Correction (Ref 2)

Percent of Fine	N _{corr} (Blow/ft)
10	1
25	2
50	4
75	5

Job # 20-019-004 Address 2727 Rosemead Blvd. South El Monte, California
 July 15, 2020

From Liquefaction Study: **B-1**

Soil Layer (1) with FS > 1.30

Soil Layer (2) with FS < 1.30

From Reference 1: Earthquake Magnitude Correction

$$r_m = 0.65 / (0.1(M-1)) = 0.65 / (0.1(7.0-1)) = 1.08$$

Layer	Depth (feet)	τ/δ	Percent of Fine	(N1)	(N1) _{60.corr}	Volumetric Strain ϵ	Settlement (inch)
1	17-22	0.850	10.2	34	32.6	0.37%	0.22
2	42-47	0.814	16.7	38	29.3	0.85%	0.51

Total Settlement: **0.73 inches**

Differential Settlement

$$67\% \times \text{total settlement} = 0.67 \times 0.73 = \mathbf{0.49 \text{ Inches}}$$

APPENDIX D

PALEONTOLOGICAL RECORD SEARCH

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Research & Collections

e-mail: paleorecords@nhm.org

February 12, 2021

Kimley Horn

Attn: Brian Leung

re: Paleontological resources for the 2727 North Rosemead Boulevard Project

Dear Brian:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the 2727 North Rosemead Boulevard project area as outlined on the portion of the El Monte USGS topographic quadrangle map that you sent to me via e-mail on February 10, 2021. We do not have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County.

Locality Number	Location	Formation	Taxa	Depth
LACM VP 3363	W of Monterey Pass Road in Coyote Pass; E of the Long Beach Freeway & S of the N boundary of Section 32	Unknown formation (Pleistocene; sand and silt)	Horse (<i>Equus</i>)	unknown
LACM IP 20258	Brickyard, S Ferris Ave, Belvedere Gardens	Unknown formation (Pleistocene)	Invertebrates	Unknown
LACM VP 7702	Intersection of 26th St and Atlantic Blvd	Unknown formation (Pleistocene; silt)	Fish (<i>Gasterosteus</i>); Snake (Colubridae), Rodents (<i>Thomomys</i> , <i>Microtus</i>); Rabbit (<i>Sylvilagus</i>)	30 ft bgs
LACM VP 3347	11204 Bluefield; Whittier	La Habra Formation	Horse (<i>Equus</i>)	2 ft bgs
LACM VP 1023	Workman & Alhambra Sts	Unknown Formation (Pleistocene)	Birds (<i>Aves</i>)	Unknown (excavations for storm drains)
LACM VP	Los Angeles Brickyard	Unknown formation	Mastodon (<i>Mammut</i>)	20-35 ft bgs

VP, Vertebrate Paleontology; IP, Invertebrate Paleontology; bgs, below ground surface

This records search covers only the records of the Natural History Museum of Los Angeles County (“NHMLA”). It is not intended as a paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Bureau of Land Management or Society of Vertebrate Paleontology standards.

Sincerely,

A handwritten signature in black ink that reads "Alyssa Bell". The signature is written in a cursive, flowing style.

Alyssa Bell, Ph.D.
Natural History Museum of Los Angeles County

enclosure: invoice

APPENDIX E

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

R A L P H S T O N E A N D C O M P A N Y , I N C .

Environmental, Geotechnical and Civil Engineers

REPORT ON PHASE I ENVIRONMENTAL AUDIT
OF PROPERTY LOCATED AT 2727 ROSEMEAD BOULEVARD
SOUTH EL MONTE, CALIFORNIA

SUBMITTED TO:

NEWMARK KNIGHT FRANK AND/OR ITS ASSIGNS
C/O MR. MARC WEISS
13191 CROSSROADS PARKWAY NORTH, SUITE 555
CITY OF INDUSTRY, CALIFORNIA, 91746

MARCH 27, 2019

PREPARED BY:

RALPH STONE AND COMPANY, INC.
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Proudly Serving Our Client's Needs for Over 60 Years

RALPH STONE AND COMPANY, INC.

Environmental, Geotechnical and Civil Engineers

March 27, 2019

File No. 7795

Newmark Knight Frank and/or Its Assigns
c/o Mr. Marc Weiss
13191 Crossroads Parkway North, Suite 555
City of Industry, CA, 91746

Attention: Mr. Marc Weiss

SUBJECT: Report on Phase I Environmental Audit of Property Located at 2727
Rosemead Blvd., South El Monte, CA, 91746

Dear Mr. Weiss:

Ralph Stone and Company, Inc. has completed its environmental audit of the subject property. The audit consisted of a reconnaissance of the property and surrounding areas, review of available government records, and preparation of this report discussing the data and conclusions.

No environmental concerns were identified on the subject property. No off-site source was identified that could adversely impact the subject property.

The existing guard shack building was constructed before the ban on Friable Asbestos Containing Building Materials (FACBMs) and Lead-Based Coatings (LBC). Non-friable Class I asbestos containing materials and/or LBC may be present on the property.

The above conclusions are based on data available to Ralph Stone and Company at the time the audit was performed. No warranty, either expressed or implied, is made beyond the opinions cited in this assessment. We appreciate the opportunity to be of service to you.

Very truly yours,

RALPH STONE AND COMPANY, INC.



David W. Klein, R.E.A.
Hazardous Materials Specialist

RALPH STONE AND COMPANY, INC.

Environmental, Geotechnical and Civil Engineers

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
A. Property and Area Description	1
B. Environmental Conclusions	1
I. PROPERTY AND AREA DESCRIPTION	1
A. Property Description	1
B. Property Location	2
C. Surrounding Land Use	2
D. Topography and Drainage Assessment	2
E. Soils, and Hydrogeological Assessment	2
II. SITE ASSESSMENT	3
A. Property History	3
B. Property Survey Results	5
1. On-Site Sources	5
2. Off-Site Sources	6
III. POTENTIAL FOR CONTAMINATION	6
A. Material Threats	6
B. Historical Recognized Environmental Conditions	6
C. Recognized Environmental Condition	6
D. Potential Vapor Intrusion Conditions	7
IV. CONCLUSIONS AND RECOMMENDATIONS	7
Figure 1: Property Layout	
Figure 2: Property Location	
Appendix 1 Data Sources	
Appendix 2 Historical Aerial Photos	
Appendix 3 List of Nearby Known Contaminated Sites and Sites with Hazardous Waste Related Operating Permits	

RALPH STONE AND COMPANY, INC.

Environmental, Geotechnical and Civil Engineers

REPORT ON PHASE I ENVIRONMENTAL AUDIT
OF PROPERTY LOCATED AT 2727 ROSEMEAD BOULEVARD
SOUTH EL MONTE, CALIFORNIA

EXECUTIVE SUMMARY

I (David Klein) declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in 312.10 of 40 CFR. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The contents of this report are based on data available to Ralph Stone and Company, Inc. at the time of the assessment of the above referenced property. This Phase I Environmental Audit meets the applicable ASTM Practice Standard E1527-2013 and USEPA Brownfields "All Appropriate Inquiries" rule. Any exceptions to, or deletions from, this practice are described below.

A. Property and Area Description

The subject property is located on the southwest corner of Rosemead Blvd. (to the east) and Mabel Ave. (to the north) within the incorporated City of South El Monte, CA.

The property is approximately 26,400 square feet. A small 6'x6' "Guard Shack" is located near the southeast corner of the property at the Rosemead Blvd. entry gate. The southern section and areas along the eastern section of the property have concrete paving. The remainder of the property is gravel paved. Access to the property is via the entry gate off Rosemead Blvd.

B. Environmental Conclusions

No significant storage of or stains from hazardous chemicals nor distressed vegetation was found. No underground tanks, clarifiers or sumps were identified as being previously or presently on the property. No oil or gas wells or sumps were identified as being previously or presently on or adjacent to the property. No off-site source was identified that could adversely impact the subject property. No pesticide/herbicide, PCB, or chemical contamination is likely to be on the property.

The existing guard shack building was constructed before the ban on Friable Asbestos Containing Building Materials (FACBMs) and Lead-Based Coatings (LBC). Non-friable Class I asbestos containing materials and/or LBC may be present on the property.

I. PROPERTY AND AREA DESCRIPTION

A. Property Description

The property is approximately 26,400 square feet. A small 6'x6' "Guard Shack" is located near the southeast corner of the property at the Rosemead Blvd. entry gate. The southern section and areas along the eastern section of the

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property have concrete paving. The remainder of the property is gravel paved. Access to the property is via the entry gate off Rosemead Blvd.

The property is utilized as a County of Los Angeles Impound Yard.

Figure 1 shows the property layout.

B. Property Location

The subject property is located on the southwest corner of Rosemead Blvd. (to the east) and Mabel Ave. (to the north) within the incorporated City of South El Monte, CA.

The latitude and longitude of the subject property is:

- 34.0612 North Latitude,
- 118.0652 Longitude.

Major structures and transportation features within one mile of the property area are:

- Rio Hondo River, ± 1,200 feet to the west,
- Interstate 10, ± 4,200 feet to the north,
- Whittier Narrows Recreation Area, ± 1-mile to the south.

The site location is shown in Figure 2.

C. Surrounding Land Use

The property is in an area made up of mixed industrial and commercial. Adjacent sites are as follows:

- A Carwash business across Mabel Ave. to the north,
- County of Los Angeles Vehicle Impound Yard adjacent to the west,
- Residential Trailer Park adjacent to the south,
- Towtruck parking across Rosemead Blvd. to the east.

There is no agricultural land use or oil wells in the vicinity of the subject property.

D. Topography and Drainage Assessment

The topography of the subject property is relatively flat very gently sloping to the west. Site elevation is approximately 244 feet above sea level.

The no artificial site drainage has been constructed on the property.

E. Soils, and Hydrogeological Assessment

Soils on the subject property are classified in the Romoma-Placentia association. The soils of this association occur only in the Los Angeles Basin on gently sloping terraces between elevations near sea level and 1,300 feet.

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Ramona: These soils are over 60 inches deep, well drained with slow sub-soil permeability. They are characterized by brown to reddish-brown, heavy loam, loam, or sandy loam surface layers 18 inches thick. Subsoils are brown to reddish-brown, dense clay loam or clay about 30 inches thick. The substrata is brown to reddish-brown loam or light clay. Some subsoils may be stratified beds of silt to sand. Areas with up to 60 percent by volume stones and cobble also occur.

Placentia: These soils are over 18 inches deep, are moderately well drained and have very slow subsoil permeability. They are characterized by brown to reddish-brown loam or sandy loam surface layers abruptly underlain by a dense, dark reddish-brown, clay loam subsoil at about 18 inches. The substratum occurs at about 48 inches and is brown loam. Occasional areas have subsoil composed mainly of gravelly deposits and some have an iron-cemented hardpan.

Surficial runoff is slow, the erosion hazard is slight to moderate, and the corrosion hazard to untreated steel pipe is moderate.

Depth to groundwater is approximately 5 to 10 feet below surface grade and flows towards the west.

Per the Seismic Hazard Map of the site area (El Monte Map, released March 25, 1999): the property is located within a Liquefaction Zone. Mitigation as defined in Public Resources Code Section 2693(c) would be required.

II. SITE ASSESSMENT

The assessment consisted of a reconnaissance of the property and surrounding areas, review of available government records, and preparation of this report discussing the data and conclusions.

A listing of the data sources utilized for this assessment are located in Appendix 1.

A. Property History

Building Permits

The City of South El Monte and the County of Los Angeles Building Department were contracted concerning building permits for the property. Both of these agencies did not have building permit records for the property.

No building permits or records were located at the City of South El Monte and the County of Los Angeles Building Department that would suggest underground tanks, clarifiers and/or sumps are now or were ever installed on the property.

Sanborn Fire Insurance Map Review

RSC ordered a review of Sanborn Fire Insurance Maps from EDR Sanborn, Inc. in order to obtain site maps that would show the historical layout of the subject property and adjacent site areas.

There were no Sanborn Maps available for the property area.

Historical Tenant Report

A search of the local directories found no commercial listings for the property.

Aerial Photo Review

The EDR Historical Aerial Photo review found the following aerials:

- 1928 - The site is vacant and appears to be farm land. Adjacent property to the south is an orchard.
 - 1938 - The property is developed with a single family residence. The adjacent property to the south is still an orchard. Properties to the north, west and east are sub-divided for single family residences.
 - 1948 - The property appears to be vacant with the main residential structure removed. A garage structure appears to be present along the middle part of the eastern property line. Adjacent properties are single family residences.
 - 1952 - The garage structure is still present, appears the property is utilized as a lumber yard. Photo is not clear but persons familiar with the property history stated that it was a lumber yard.
 - 1964 - Site now vacant and is utilized as a County of Los Angeles Vehicle Impound Yard (along with the adjacent property to the west. The existing concrete paved areas along the eastern area of the property correspond to the residential structures seen in the 1938-1952 aerials and are likely the floor slabs that were not removed. Adjacent properties to the north and east are commercial and very similar to current development.
 - 1977 - Same as the 1964 aerial.
 - 1979 - Same as the 1977 aerial, slight changes to adjacent properties to the north and east.
- Aerials from 1983, 1989, 1994, 2002, 2005, 2009, 2012 and 2016 show no changes to the subject property and the adjacent property to the west (show current configuration and layout). Slight changes to structures to properties to the north and east.

No oil or gas wells or sumps were identified on or directly adjacent to the subject property in the above aerial photos. Copies of the aerial photos are attached in Appendix 2.

Historical Recognized Environmental Conditions (HREC)

A HREC is a case where a past release of any hazardous substances or petroleum products has been remediated and a written "No Further Action" (NFA) letter has been issued by the proper governmental agency. The potential for HREC's to have a negative environmental impact upon the property is considered minimal due to the presence of the NFA, however, the "risk tolerance" of a regulatory agency could change, as could be the case if information is later uncovered to suggest that the existing conditions are of greater significance than once thought.

No documents or records were discovered that would suggest that HREC's exist concerning the subject property.

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Property History Summary

The property was vacant farm land in the 1920's. The property was developed as a single family residence in the 1930's. The main residential building was removed in the 1940's and the garage removed in the late 1950's. The property was utilized as a lumber yard circa late 1940's thru the mid 1950's. The property was then cleared and utilized as a County of Los Angeles Vehicle Impound Yard from the Mid-1950's to the Present.

B. Property Survey Results

The subject property and surrounding area was reviewed by David W. Klein, Haz Mat Specialist on March 22, 2019. The review included the following:

- Visual inspection of the entire property with special attention given to any hazardous materials storage and handling, distressed vegetation, stains that could indicate contamination, and adjacent electrical power lines,
- Survey of the surrounding area to determine if other potential contaminated sites exist that could environmentally impact the property,
- Observation of property and area drainage patterns for potential contamination migration pathways,
- Interviews with persons familiar with property usage,

The property survey did not include sampling and testing of soils, surface/ground water, building materials or air.

1. On-Site Sources

Building

A small 6'x6' "Guard Shack" is located near the southeast corner of the property at the Rosemead Blvd. entry gate.

No mold was noted within the building and there were no signs of significant water damage within the building.

The existing building was constructed before the ban on Friable Asbestos Containing Building Materials (FACBMs) and Lead-Based Coatings (LBC). Non-friable Class I asbestos containing materials and/or LBC may be present on the property.

No significant storage of hazardous chemicals or signs of illegal or legal hazardous chemicals disposal was identified within the structures on the subject property.

Grounds

No record or visible evidence was found to suggest underground tanks, clarifiers or sumps are now or were ever installed on the property.

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The concrete and gravel paving were in good condition with no significant staining or distressed vegetation noted on the property.

No ground level transformers were identified on the subject property.

A review of the site history indicates that this site has not been used for agricultural purposes for at least the previous 80 years, therefore, no pesticide or herbicide contamination is expected.

Currently, there are no oil wells on the subject property. A review of Munger Oil and Gas Maps and the USGS topography maps for the subject property shows no wells historically located on or within 2,000 feet of the property.

There are no restrooms, washrooms or other fixtures requiring a sewer/septic system on the property.

2. Off-Site Sources

A search of lists of known contaminated sites and hazardous materials/ underground tank permit sites was completed for a 1 mile radius. A listing of the data search is attached in Appendix 3.

The property was not listed within the data base search.

No adjacent properties were listed. There were no active environmental sites within 2,000 feet of the property.

III. POTENTIAL FOR CONTAMINATION

A. Material Threats

A Material Threat (MT) is defined per the ASTM E1527-2013 standard as a physically observable or obvious threat, which is reasonably likely to lead to a release that, in the opinion of the Environmental Professional, is threatening and might result in a negative impact to public health or the environment.

Currently, no MTs exist on the property.

B. Historical Recognized Environmental Conditions

A HREC is a case where a past release of any hazardous substances or petroleum products has been remediated and a written "No Further Action" (NFA) letter has been issued by a governmental agency. The potential for HREC's to have a negative environmental impact upon the property is considered minimal due to the presence of the NFA letter, however, the "risk tolerance" of a regulatory agency could change, as could be the case if information is later uncovered to suggest that the existing conditions are of greater significance than once thought.

Currently, no HRECs exist on the property.

C. Recognized Environmental Condition

A REC is an environmental condition that, although it does not constitute a negative impact upon the public health or the environment, it could impact the

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future site development either through limitations of property usage or elevated costs.

Currently, no RECs exist on the property.

D. Potential Vapor Intrusion Conditions

US EPA released the following two (2) guidance documents and enacted Soil Vapor Sampling protocols on June 11, 2015:

OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air, HOWLER Publication 9200.2-154;

Technical Guide for Addressing Petroleum Vapor Intrusion at Leaking Underground Storage Tank Sites, EPA 510-R-15-001.

The California Department of Toxic Substance Control (DTSC) and the Regional Water Quality Control Boards (RWQCB) have issued a guidance document concerning Soil Vapor Intrusion with the following document:

Advisory-Active Soil Gas Investigations, 2012

These protocols/procedures deal with the potential risk of chemical gases and/or vapors leaching out of contaminated soils/groundwater and into indoor air spaces.

One of the criteria to trigger this investigation is when a property was historically a gasoline service station (irregardless if gasoline contamination has not been found on the property).

The current ASTM Practice Standard E1527-2013 and USEPA Brownfields "All Appropriate Inquiries" rule require the reporting within a Phase I Audit of any site conditions that could present a potential Soil/Gas Vapor Hazard (SGVH).

Based upon the shallow groundwater and that currently there are no active contaminated sites adjacent or near the property, there are no potential Soil/Gas Vapor Hazards towards the subject property.

IV. CONCLUSIONS AND RECOMMENDATIONS

A review of data generated from the above described environmental audit identified no areas of concern on the subject property.

No pesticide/herbicide, PCB, or chemical contamination is likely to be on the property. No storage of hazardous chemicals was identified.

No legal or illegal storage of hazardous chemicals was identified. No significant stains or odors from hazardous chemicals nor distressed vegetation were found on the property or along the property lines.

No observation or records indicate that underground tanks, clarifiers or sumps are now or ever were on the property. No oil or gas wells were ever on the property.

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Environmental, Geotechnical and Civil Engineers

The existing 6'x6' guard shack building was constructed before the ban on Friable Asbestos Containing Building Materials (FACBMs) and Lead-Based Coatings (LBC). Non-friable Class I asbestos containing materials and/or LBC may be present on the property.

A review of listings of government records of known contaminated hazardous waste sites within one mile of the subject property identified no known sites which would likely negatively impact the subject property. No NPL sites are within 1 mile of the property.

Warranty

The above conclusions and recommendations are based on data available to Ralph Stone and Company, Inc. at the time of the audit. No building materials, sub-surface chemical, water or soil testing was performed. No warranty, either expressed or implied, is made beyond the opinions cited in this assessment.

This Phase I Environmental Audit meets the applicable ASTM Practice Standard E1527-2013 and USEPA Brownfields "All Appropriate Inquiries" rule.



FIGURE 1:
Property Layout

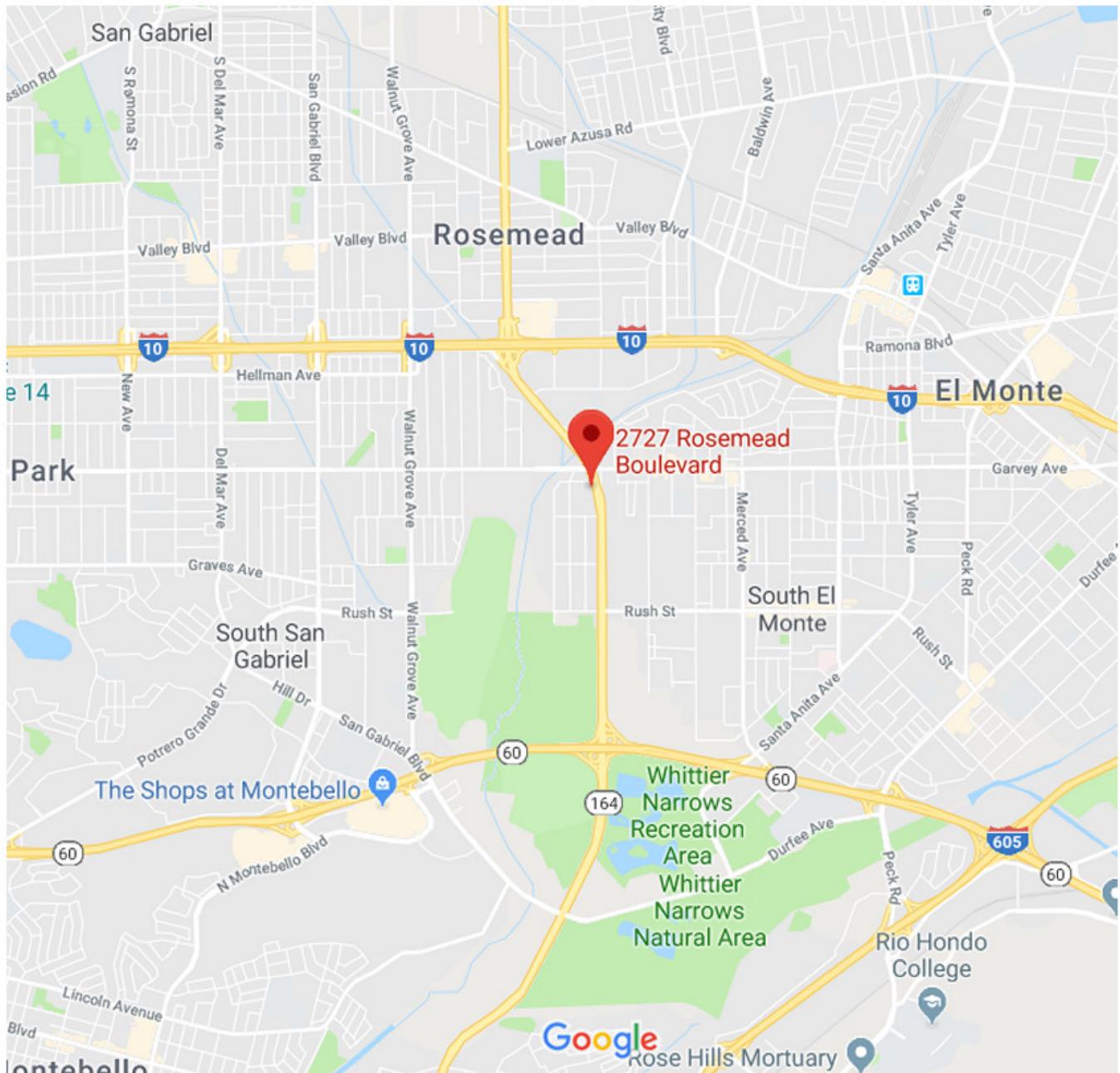


FIGURE 2:
Property Location

APPENDIX I

DATA SOURCES

RALPH STONE AND COMPANY, INC.

Environmental, Geotechnical and Civil Engineers

The following sources of data were reviewed as part of this Environmental Audit:

Federal Sources:

- US EPA (CERCLA) Superfund and National Priority List (NPL) sites,
- CERCLA 'No Further Remedial Action Planned' (NFRAP) sites,
- CERCLA Federal Facilities List (FEDFAC), Hazardous Waste Compliance Docket for federal facilities with known or suspected environmental problems,
- Emergency Response Notification System (ERNS) listing of unauthorized releases of oil and hazardous substances,
- CERCLA Site Enforcement Tracking System (SETS) listing of potentially responsible parties (PRPs),
- Enforcement Docket System (DOCKET)/ Consent Decree Tracking System (CDETS), tracks civil judicial cases and court settlements against environmental polluters,
- Criminal Docket System (C-DOCKET), tracking system for criminal enforcement actions for all environmental statutes and tracks enforcement actions from initial stages through conclusion,
- RCRA Violators List,
- Federal Enforcement Dockets, list of sites under enforcement by the US EPA,

California State Sources:

- California EPA (Cal-EPA), Annual Work Plan, AWP (formerly Bond Expenditure Plan, BEP) listing,
- Cal-EPA, Toxic Substances Division, Calsites (formerly Abandoned Sites Survey Program) listing,
- Cal-EPA, Toxic Substances Division, Calsites - No Further Action listing,
- California Office of Planning and Research (CORTESE),
- California Water Resources Control Board, Leaking Underground Storage Tanks (LUST) listing,
- California Integrated Waste Management Board listing (SWIS), listing of closed, inactive and active solid waste disposal sites and inactive and closed Transfer facilities,
- California Department of Health Services, Well Investigation Program (WIP), identifies groundwater that is already contaminated, focus of program is monitoring and protecting drinking water,

RALPH STONE AND COMPANY, INC.

Environmental, Geotechnical and Civil Engineers

- Cal-EPA, Drinking Water Program, provides information on the quality of public drinking water wells under the California Drinking Program,

California Regional Sources:

- Toxic Releases Listing,
- California Regional Water Quality Control Board, Toxic Pits Inventory,
- California Regional Water Quality Control Board, Solid Waste Audit Test (SWAT), for disposal sites with more than 50,000 cubic yards of waste must provide information to determine if discharge of hazardous materials has occurred,
- City of South El Monte, Department of Public Works, for zoning and property history,
- County of Los Angeles Department of Public Works for building permit and UST information,

Operating Permits:

- US EPA RCRA Generators and TSD Facilities,
- US EPA SARA Title III, section 313 (TRIS),
- US EPA Nuclear Regulatory Commission Licensees.
- US EPA, PCB Waste Handlers,
- Permit Compliance (PCS) and AIRS Facility (AFS) Systems,
- Section Seven Tracking System,
- US EPA, FIFRA/TSCA tracking system,
- Federal Facilities Information System (FFIS),
- Chemicals in Commerce Information and CFINDS EPA Facility Index Systems,
- Cal-EPA Hazardous Waste Information System (HWIS), 1984-1999,
- California Regional Water Quality Control Board, Permitted Underground Storage Tanks (between 1974 to 1987 and 1993, 1995 and 1998),

Other:

- USGS topographic maps of the area
- Sanborn Fire Insurance Maps, EDR Sanborn, Inc.
- Environmental Data Resources, Inc. (EDR) for aerial photograph review,
- Munger Map Book, 1990, for oil and gas wells,
- Individuals familiar with the property history.

APPENDIX 2

HISTORICAL AERIAL PHOTOS



Rosemead

2727 Rosemead Blvd.

South El Monte, CA 91733

Inquiry Number: 5597590.8

March 22, 2019

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/22/19

Site Name:

Rosemead
2727 Rosemead Blvd.
South El Monte, CA 91733
EDR Inquiry # 5597590.8

Client Name:

Ralph Stone & Co., Inc.
10954 Santa Monica BL
Los Angeles, CA 90025
Contact: David Klein



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 11, 2002	USDA
1994	1"=500'	Acquisition Date: May 31, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 22, 1989	USDA
1983	1"=500'	Flight Date: November 23, 1983	EDR Proprietary Brewster Pacific
1979	1"=500'	Flight Date: May 11, 1979	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: April 25, 1977	EDR Proprietary Brewster Pacific
1964	1"=500'	Flight Date: July 28, 1964	USGS
1952	1"=500'	Flight Date: August 02, 1952	USGS
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: February 07, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	FAIR

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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INQUIRY #: 5597590.8

YEAR: 2016

— = 500'





INQUIRY #: 5597590.8

YEAR: 2012

— = 500'





INQUIRY #: 5597590.8

YEAR: 2009

— = 500'





INQUIRY #: 5597590.8

YEAR: 2005

— = 500'





INQUIRY #: 5597590.8

YEAR: 2002

— = 500'





INQUIRY #: 5597590.8

YEAR: 1994

— = 500'





INQUIRY #: 5597590.8

YEAR: 1989

— = 500'





INQUIRY #: 5597590.8

YEAR: 1983

— = 500'





INQUIRY #: 5597590.8

YEAR: 1979

— = 500'





INQUIRY #: 5597590.8

YEAR: 1977

— = 500'





INQUIRY #: 5597590.8

YEAR: 1964

— = 500'



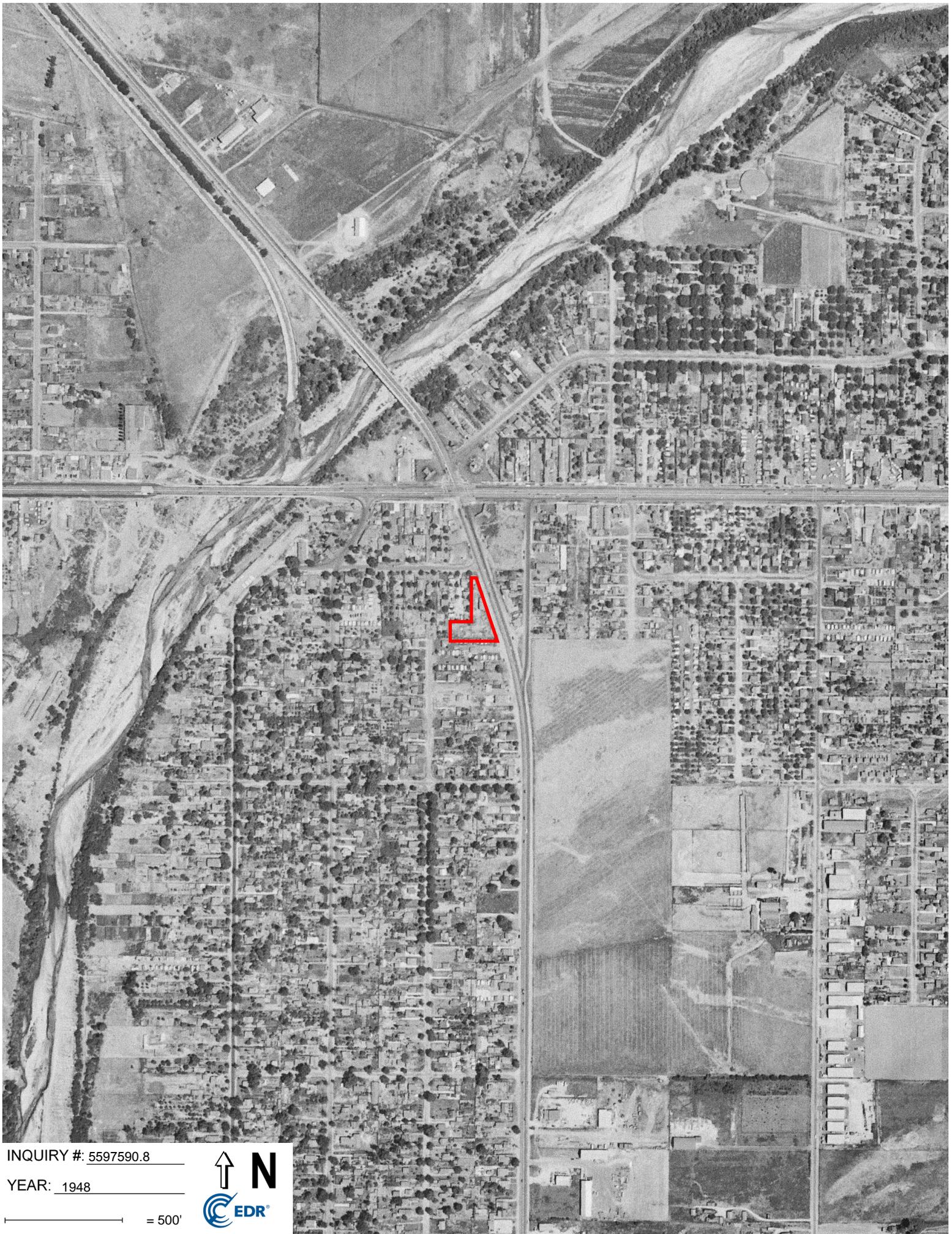


INQUIRY #: 5597590.8

YEAR: 1952

— = 500'





INQUIRY #: 5597590.8

YEAR: 1948

— = 500'





INQUIRY #: 5597590.8

YEAR: 1938

— = 500'





INQUIRY #: 5597590.8

YEAR: 1928

— = 500'



APPENDIX 3

LIST OF NEARBY KNOWN CONTAMINATED SITES
AND SITES WITH HAZARDOUS WASTE RELATED
OPERATING PERMITS

Rosemead

2727 Rosemead Blvd.
South El Monte, CA 91733

Inquiry Number: 5597590.2s
March 21, 2019

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	296
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-8
Physical Setting Source Map Findings	A-9
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2727 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733

COORDINATES

Latitude (North): 34.0612810 - 34° 3' 40.61"
Longitude (West): 118.0651300 - 118° 3' 54.46"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 401703.9
UTM Y (Meters): 3769267.8
Elevation: 244 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140515, 20140513
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
2727 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	SAN GABRIEL VALLEY		AOCONCERN	Same	36, 0.007, ENE
Reg	SAN GABRIEL VALLEY (PECK RD & REAL	NPL, SEMS, US ENG CONTROLS, ROD, PRP, CONSENT,...	Same	1 ft.
A1	MSDS	2643 ROSEMEAD BLVD	WIP	Lower	194, 0.037, SSE
A2	ELECTRO PLATE RACK C	2640 TROY AVE	WIP	Lower	200, 0.038, SSW
B3	M & M'S CAR WORLD	9414 E GARVEY AVE	WIP	Higher	212, 0.040, NNE
A4	D & T SEWING FACTORY	2700 BRUIN AVE	WIP	Higher	218, 0.041, ESE
B5	SMOG CENTER	2722 N BRUIN AVE	WIP	Higher	224, 0.042, ENE
C6	MARTINEZ MATTRESS	2671 TROY AVE	WIP	Lower	225, 0.043, SW
7	CO-OP BACKHOE	2710 N BRUIN AVE	WIP	Higher	230, 0.044, East
B8	FREDDIE MAC'S INC.	2740 N BRUIN AVE	WIP	Higher	249, 0.047, NE
B9	THE LUBE JOB	2750 ROSEMEAD BLVD	RCRA-SQG, FINDS, ECHO	Higher	270, 0.051, North
B10	XPRESS LUBE & REPAIR	2750 N ROSEMEAD BLVD	AST	Higher	270, 0.051, North
B11	KARLS AUTO DETAIL	2750 ROSEMEAD BLVD	SWEEPS UST, LOS ANGELES CO. HMS	Higher	270, 0.051, North
B12	JAMES ANDRUSS' PROPE	2750 ROSEMEAD BLVD	WIP	Higher	270, 0.051, North
C13	FRANK AND SMITH MASO	2639 TROY AVE	RCRA-SQG, FINDS, ECHO, HAZNET	Lower	276, 0.052, SW
B14	VILLA'S RADIATOR	2750 N BRUIN AVE	WIP	Higher	290, 0.055, NE
B15	WESTERN TRAILER SERV	2754 BRUIN AVE	WIP	Higher	299, 0.057, NE
A16	SUPERIOR STD TRANSM	2637 ROSEMEAD BLVD	EDR Hist Auto	Lower	335, 0.063, SSE
A17	SUPERIOR AUTO PARTS	2637 ROSEMEAD BLVD	WIP	Lower	335, 0.063, SSE
B18	CHEVRON #20-6008 (FO	9420 GARVEY	LUST, HIST CORTESE	Higher	387, 0.073, NNE
B19	CHEVRON #20-6008 (FO	9420 GARVEY AVE	LUST	Higher	387, 0.073, NNE
D20	STERLING MACHINERY E	9310 GARVEY AVE	WIP	Higher	398, 0.075, NW
E21	MOBIL #17-MWJ	9401 BROADWAY	HIST CORTESE	Higher	409, 0.077, North
E22	JACK TANIGUCHI 14-87	9401 E GARVEY	HIST UST, HAZNET	Higher	412, 0.078, North
B23	MCWHIRTER TEXACO.S.S	9432 GARVEY AVE E	LUST	Higher	428, 0.081, NE
B24	MCWHIRTER REAL ESTAT	9432 GARVEY AVE	SWEEPS UST, LOS ANGELES CO. HMS	Higher	428, 0.081, NE
B25	M AND M TEXACO	9432 GARVOY BLVD	HIST UST	Higher	428, 0.081, NE
B26	MCWHIRTER TEXACO.S.S	9432 GARVEY	HIST CORTESE	Higher	428, 0.081, NE
B27	M & M TEXACO	9432 GARVEY AVE	HIST UST	Higher	428, 0.081, NE
A28	WIEZBISKI JOHN/JANET	2656 ROSEMEAD BLVD	WIP	Lower	440, 0.083, SSE
A29	ON THE SPOT	2656 ROSEMEAD BLVD	WIP	Lower	440, 0.083, SSE
A30	JOHN WIEZBISKI	2656 ROSEMEAD BLVD	SWEEPS UST, LOS ANGELES CO. HMS	Lower	440, 0.083, SSE
A31	A-WARE CHARTER	2656 ROSEMEAD BLVD	WIP	Lower	440, 0.083, SSE
A32	ROY'S BODY SHOP	2656 ROSEMEAD BLVD	WIP	Lower	440, 0.083, SSE
A33	VACATION ENTERPRISES	2650 ROSEMEAD BLVD	WIP	Lower	448, 0.085, SSE
A34	ADVANCE SCREW PRODUC	2650 ROSEMEAD BLVD	WIP	Lower	448, 0.085, SSE
E35	PERFORMANCE AUTO SAL	9327 GARVEY AVE	SWEEPS UST, WIP	Higher	502, 0.095, NNW
F36	SBICCA OF CALIFORNIA	2620 ROSEMEAD BLVD	WIP	Lower	506, 0.096, SSE
G37	KECK & SCHMIDT TOOL	2610 TROY AVE	WIP	Lower	512, 0.097, SSW

MAPPED SITES SUMMARY

Target Property Address:
2727 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
G38	KECK AND SCHMIDT TOO	2610 TROY AVE	RCRA-SQG, HAZNET	Lower	512, 0.097, SSW
E39	MOBIL OIL CORP S/S #	9401 GARVEY AVE	UST	Higher	518, 0.098, North
E40	TANIGUCHI JACK K	9401 GARVEY AVE	EDR Hist Auto	Higher	518, 0.098, North
E41	CIRCLE K STORES INC.	9401 E GARVEY AVE	UST	Higher	518, 0.098, North
E42	MOBIL #18-MWJ	9401 GARVEY AVENUE	UST	Higher	518, 0.098, North
E43	EXXONMOBIL OIL CORP	9401 E GARVEY AVE	RCRA-LQG, FINDS	Higher	518, 0.098, North
E44	MOBIL #11-MW	9401 GARVEY AVE E	LUST	Higher	518, 0.098, North
E45	JACK TANIGUCHI 14-87	9401 GARVEY AVE	HIST UST	Higher	518, 0.098, North
E46	MOBIL #18-MWJ	9401 GARVEY AVE.	LUST	Higher	518, 0.098, North
E47	MOBIL OIL CO	9401 GARVEY AVE	SWEEPS UST, LOS ANGELES CO. HMS	Higher	518, 0.098, North
H48	BOLCO ATHLETIC CO.,	2638 LEE AVE	EMI, WIP	Lower	519, 0.098, WSW
H49	LA TRIM INC	2638 LEE AVE	RCRA NonGen / NLR, FINDS, ECHO, LOS ANGELES CO...	Lower	519, 0.098, WSW
E50	CALTRANS ROSEMEAD DS	NE CORNER ROSEMEAD B	SWF/LF	Higher	529, 0.100, North
F51	LUV MANUFACTURING	2611 ROSEMEAD BLVD	WIP	Lower	541, 0.102, South
F52	AAMEC CORP	2611 ROSEMEAD BLVD	RCRA-SQG, FINDS, ECHO	Lower	541, 0.102, South
I53	LEISURE SHOE CO., IN	2657 LASHBROOK AVE	WIP	Higher	544, 0.103, ESE
J54	AM PUMPING INC	9452 E GARVEY AVE	RCRA NonGen / NLR, FINDS, ECHO	Higher	562, 0.106, NE
J55	GARVEY AUTO AND TRUC	9452 GARVEY AVE	WIP	Higher	562, 0.106, NE
J56	GARVEY AUTO AND TRUC	9452 GARVEY AVE	RCRA-SQG, FINDS, ECHO	Higher	562, 0.106, NE
J57	AM PUMPING INC.	9452 GARVEY AVE	WIP	Higher	562, 0.106, NE
I58	ROCAM, INC.	2655 LASHBROOK AVE	WIP	Higher	564, 0.107, ESE
K59	BIRKESTRAND CO	2705 LEE AVE	RCRA-SQG, FINDS, ECHO	Lower	573, 0.109, West
K60	BIRKESTRAND, INC.	2705 LEE AVE	WIP	Lower	573, 0.109, West
H61	JUSTIN, INC.	2663 LEE AVE	WIP	Lower	590, 0.112, WSW
H62	TRU-CUT GRINDING	2651 LEE AVE	WIP	Lower	599, 0.113, WSW
H63	ITAL CUSTOM CABINETS	2651 LEE AVE	WIP	Lower	599, 0.113, WSW
H64	VACANT BUILDING	2620 LEE AVE	WIP	Lower	612, 0.116, SW
D65	DIAMOND CAMSHAFT	2749 LEE AVE	WIP	Lower	616, 0.117, WNW
G66	SPARTAN TERMITE CONT	9329 FERN ST	WIP	Lower	622, 0.118, SSW
D67	HARBOR SEAL CO.	2755 LEE AVE	WIP	Lower	623, 0.118, WNW
H68	CROWN EQUIPMENT AND	2645 LEE AVE	WIP	Lower	628, 0.119, WSW
H69	W.H. ALIGOOD COMPANY	2645 LEE AVE	WIP	Lower	628, 0.119, WSW
L70	BEN CHERNICK	2737 LEE AVE	LUST, HIST CORTESE	Lower	635, 0.120, WNW
L71	CHERNICK, BEN	2737 LEE AVE	SWEEPS UST	Lower	635, 0.120, WNW
I72	YON MING AUTO CO., I	2656 LASHBROOK AVE	WIP	Higher	675, 0.128, ESE
J73	FINE VALUE FURNITURE	9468 E GARVEY AVE	WIP	Higher	694, 0.131, ENE
L74	GENERAL METAL ENGRAV	9254 GARVEY AVE	WIP	Lower	698, 0.132, WNW
H75	D T GRAPHICS	2621 LEE AVE	RCRA-SQG, FINDS, ECHO, HAZNET	Lower	715, 0.135, SW
I76	VANSCO	2652 LASHBROOK AVE	CPS-SLIC, WIP	Higher	723, 0.137, ESE

MAPPED SITES SUMMARY

Target Property Address:
2727 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
77	CALTRANS - ROSEMEAD	3000 ROSEMEAD BOULEV	SWF/LF	Higher	725, 0.137, NNW
K78	CGK INC DBA PARADISE	9220 MABEL AVE	HAZNET, WIP	Lower	751, 0.142, West
J79	UNITED TIRE AND AUTO	9505 GARVEY AVE	WIP	Higher	820, 0.155, NE
J80	UNITED TIRE\BENEFICI	9505 GARVEY AVE	UST	Higher	820, 0.155, NE
J81	UNITED TIRE/BENEFICI	9505 E GARVEY AVE	LUST, LOS ANGELES CO. HMS	Higher	820, 0.155, NE
82	C.W. COLE & CO. INC.	2560 ROSEMEAD BLVD	WIP	Lower	845, 0.160, SSE
M83	TONEY'S AUTO ELECTRI	2547 ROSEMEAD BLVD	WIP	Lower	848, 0.161, SSE
84	UNITED TIRE & AUTO C	9501 GARVEY AVE	WIP	Higher	879, 0.166, NE
N85	OK AUTO GROUP INC	2558 LEE AVE	RCRA-CESQG	Lower	879, 0.166, SSW
M86	TRIO CARBURETOR	2545 ROSEMEAD BLVD	RCRA-SQG, FINDS, ECHO	Lower	893, 0.169, SSE
87	MPH ELECTRONICS INC.	2660 LOMA AVE	WIP	Lower	902, 0.171, West
N88	COATINGS RESOURCE CO	2552 LEE AVE	CPS-SLIC, WIP	Lower	935, 0.177, SSW
O89	GUN DRILLING SPECIAL	2632 LOMA AVE	WIP	Lower	959, 0.182, WSW
M90	SNYDER RESEARCH LABO	2535 ROSEMEAD BLVD	WIP	Lower	967, 0.183, South
P91	LAWRENCE EQUIPMENT S	9231 FERN ST	WIP	Lower	986, 0.187, SW
P92	TOPAZ PRECISION, INC	9229 FERN ST	WIP	Lower	996, 0.189, SW
O93	PETE'S POLISH	2624 LOMA AVE	WIP	Lower	1009, 0.191, WSW
N94	RODRIGUEZ BROTHER'S	2542 LEE AVE	WIP	Lower	1014, 0.192, SSW
O95	A-AUTO SERVICE	2618 LOMA AVE	WIP	Lower	1018, 0.193, WSW
O96	IMPERIAL LAMINATORS	2620 LOMA AVE	WIP	Lower	1024, 0.194, WSW
P97	OLIVER MACHINE WORKS	9215 FERN ST	WIP	Lower	1066, 0.202, SW
M98	SUNSET LADDER CO	2526 NO ROSEMEAD BLV	SWEEPS UST, HIST UST, LOS ANGELES CO. HMS, WIP	Lower	1094, 0.207, SSE
M99	SUNSET LADDER CO	2526 ROSEMEAD BLVD	HIST UST	Lower	1094, 0.207, SSE
N100	DAY-GLO COLOR CORP	2552 N LEE AVE	RCRA-SQG, EMI, LOS ANGELES CO. HMS	Lower	1098, 0.208, SSW
O101	DON'S EQUIPMENT SERV	2623 LOMA AVE	WIP	Lower	1112, 0.211, WSW
Q102	M - MACHINE	2516 LEE AVE	WIP	Lower	1204, 0.228, SSW
R103	ABC DISTRIBUTING	2501 ROSEMEAD BLVD	WIP	Lower	1216, 0.230, South
Q104	LORENZO AND SONS BOI	2512 LEE AVE	WIP	Lower	1225, 0.232, SSW
Q105	HARMONY METAL POLISH	2510 LEE AVE	WIP	Lower	1231, 0.233, SSW
Q106	HARMONY METAL FINISH	2510 LEE AVE	RCRA-SQG, FINDS, ECHO	Lower	1231, 0.233, SSW
P107	SALVADOR T RANGEL JR	2557 LOMA AVE	PEST LIC, WIP	Lower	1262, 0.239, SW
S108	DIATON INC	2544 LOMA AV	EMI, WIP	Lower	1275, 0.241, SW
S109	STANLEY PEST CONTROL	2555 LOMA AVE	SWEEPS UST, PEST LIC	Lower	1276, 0.242, SW
110	VACANT BUILDING	9549 GARVEY AVE	WIP	Higher	1280, 0.242, ENE
T111	DON CONIGLIO, INC.	2563 LOMA AVE	WIP	Lower	1299, 0.246, SW
T112	DON CONIGLIO CO INC	2563 LOMA AVE	RCRA-SQG, FINDS, ECHO, LOS ANGELES CO. HMS	Lower	1299, 0.246, SW
Q113	JFC CUSTOM FURNITURE	2519 N LEE AVE	WIP	Lower	1307, 0.248, SSW
U114	LA VICTORIA FOODS	9133 E GARVY AVENUE	HIST UST	Lower	1309, 0.248, WNW
U115	LA VICTORIA	9133 E GARVEY AVE	WDS, WIP	Lower	1309, 0.248, WNW

MAPPED SITES SUMMARY

Target Property Address:
2727 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
U116	LA VICTORIA FOODS IN	240 S SIXTH AVE	HIST UST, WIP	Lower	1309, 0.248, WNW
R117	CHAMP CORP.	2500 ROSEMEAD BLVD N	LUST, HIST CORTESE	Lower	1355, 0.257, SSE
R118	CHAMP CORP	2500 ROSEMEAD BLVD	CPS-SLIC, SWEEPS UST, LOS ANGELES CO. HMS, WIP	Lower	1355, 0.257, SSE
119	TODD PIPE AND SUPPLY	3154 ROSEMEAD BLVD.	CPS-SLIC, SWEEPS UST, WIP	Higher	1379, 0.261, NNW
V120	HUBBLE SPECIALTY PRI	9300 WHITMORE ST	CPS-SLIC, WIP	Lower	1402, 0.266, North
121	LAUR METALS CO	9566 GARVEY AVE	SWRCY	Higher	1415, 0.268, ENE
R122	HOOTER BROS ENAMELIN	2460 N ROSEMEAD BLVD	RCRA-SQG, CPS-SLIC, EMI	Lower	1433, 0.271, SSE
V123	JAN & SCHUYLER COMPA	9240 WHITMORE ST	CPS-SLIC, WIP	Higher	1440, 0.273, North
Q124	MARGE WARNER	2459 LEE	LUST, HIST CORTESE, LOS ANGELES CO. HMS	Lower	1479, 0.280, SSW
V125	SOUTHERN CALIFORNIA	9407 WHITMORE ST	CPS-SLIC, WIP	Higher	1525, 0.289, North
W126	ROSEMEAD SPRINGS BUS	9231 WHITMORE ST	CPS-SLIC, SWEEPS UST, HIST UST, WIP	Higher	1593, 0.302, NNW
W127	GLENBOROUGH CORP./SO	3200 ROSEMEAD BLVD	CPS-SLIC, WIP	Higher	1678, 0.318, NNW
128	VAGA INDUSTRIES	2505 LOMA AVE	RCRA-LQG, ENVIROSTOR, SWEEPS UST, HIST UST, ICIS,...	Lower	1698, 0.322, SW
129	MARGE CARSON INC	9056 E GARVEY AV	CPS-SLIC, EMI, WIP	Lower	1725, 0.327, West
130	BROADWAY PLASTIC	2423 N. TROY AVE.	SEMS	Lower	1774, 0.336, South
131	FORMER JAB HOLDINGS	9401 EAST WHITMORE S	CPS-SLIC, EMI, ENF, CIWQS, WIP	Higher	1811, 0.343, North
132	HYDE ENGINEERING COR	2428 ROSEMEAD BLVD	CPS-SLIC, WIP	Lower	1821, 0.345, South
133	PAUL PACIFIC PLUMBIN	2463 CHICO AVE	CPS-SLIC, WIP	Higher	1944, 0.368, SE
134	APPLIED COATINGS LIN	3224 N ROSEMEAD BLVD	CPS-SLIC, SWEEPS UST, HIST UST, CA FID UST, LOS...	Higher	2091, 0.396, NNW
X135	ZACKY FOODS CO	2325 LOMA AVE N	LUST	Lower	2336, 0.442, SSW
X136	ZACKY FARMS	2325 S LOMA ST	RCRA-SQG, LUST, SWEEPS UST, HIST UST, FINDS, ECHO,...	Lower	2336, 0.442, SSW
Y137	DURHAM TRANSPORTATIO	2713 RIVER	CPS-SLIC, ENF, HIST CORTESE	Lower	2345, 0.444, West
Y138	RUSSELL TRANSPORTATI	2713 RIVER AVE N	LUST	Lower	2345, 0.444, West
Z139	RAYPACK, INC.	2410 & 2416 CHICO AV	CPS-SLIC	Higher	2385, 0.452, SE
Z140	MONTEREY CASKET CO I	2404 CHICO AVE	CPS-SLIC, EMI, WIP	Lower	2470, 0.468, SE
Z141	SILVER STREAK TRAIL E	2319 CHICO AVE.	CPS-SLIC, WIP	Lower	2475, 0.469, SE
142	RAYMOND DOLLAR CORP.	2206 TROY	CPS-SLIC	Lower	2559, 0.485, South
AA143	PACIFIC COAST DRUM C	2200 ROSEMEAD	HIST CORTESE	Lower	2610, 0.494, South
AA144	DITTY CONTAINER	2200 N ROSEMEAD BLVD	RCRA-SQG, LUST, HIST UST, ICIS, US AIRS, FINDS,...	Lower	2610, 0.494, South
AA145	PACIFIC COAST DRUM C	2200 N. ROSEMEAD BLV	CPS-SLIC	Lower	2610, 0.494, South
146	UNKNOWN	C/O AEROJET & TELSTA	Notify 65	Higher	2910, 0.551, NNW
147	MICRO GAGE INC	9537 TELSTAR AVE	RCRA-SQG, ENVIROSTOR, CPS-SLIC, FINDS, ECHO,...	Higher	3049, 0.577, NNE
148	BOER GRAPHICS (ROBER	9323 RUSH ST	ENVIROSTOR, HWP	Lower	3115, 0.590, South
149	JENCO PLATING INC.	9536 E. RUSH ST.	RCRA-LQG, ENVIROSTOR, HIST UST, EMI, LOS ANGELES...	Lower	3577, 0.677, SSE
150	SARGENT FLETCHER INC	9400 E FLAIR DRIVE	RCRA-LQG, ENVIROSTOR, SWEEPS UST, HIST UST, CA FID.	Higher	3742, 0.709, North
151	AEROJET GENERAL CORP	9100 FLAIR DRIVE	RESPONSE, ENVIROSTOR, Cortese	Higher	3751, 0.710, NNW
AB152	ALUM-A-COAT	9859 E. KALE STREET	ENVIROSTOR	Higher	3751, 0.710, ESE
AB153	ALUM-A-COAT INC	2439 SEAMAN AVENUE	ENVIROSTOR	Higher	3912, 0.741, ESE
154	COOPER DRUM COMPANY	9630 EL POCHE	ENVIROSTOR, ENF, WIP	Lower	4396, 0.833, SSE

MAPPED SITES SUMMARY

Target Property Address:
2727 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733

Click on Map ID to see full detail.

<u>MAP ID</u>	<u>SITE NAME</u>	<u>ADDRESS</u>	<u>DATABASE ACRONYMS</u>	<u>RELATIVE ELEVATION</u>	<u>DIST (ft. & mi.) DIRECTION</u>
155	EL MONTE DISPOSAL SE	STORAGE YARD, MAPLE	RESPONSE, ENVIROSTOR, HIST Cal-Sites	Higher	4823, 0.913, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: A review of the NPL list, as provided by EDR, and dated 02/06/2019 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SAN GABRIEL VALLEY (</i> Cerclis ID: 901951 EPA Id: CAD980677355	<i>PECK RD & REAL</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>0</i>	<i>9</i>

Federal CERCLIS list

SEMS: A review of the SEMS list, as provided by EDR, and dated 02/06/2019 has revealed that there are 2 SEMS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SAN GABRIEL VALLEY (</i> Site ID: 0901951 EPA Id: CAD980677355	<i>PECK RD & REAL</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>0</i>	<i>9</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BROADWAY PLASTIC	2423 N. TROY AVE.	S 1/4 - 1/2 (0.336 mi.)	130	41

EXECUTIVE SUMMARY

Federal RCRA generators list

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
EXXONMOBIL OIL CORP EPA ID:: CAL000056278	9401 E GARVEY AVE	N 0 - 1/8 (0.098 mi.)	E43	18

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE LUBE JOB EPA ID:: CAD983624701	2750 ROSEMEAD BLVD	N 0 - 1/8 (0.051 mi.)	B9	11
GARVEY AUTO AND TRUC EPA ID:: CAD028124121	9452 GARVEY AVE	NE 0 - 1/8 (0.106 mi.)	J56	22

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FRANK AND SMITH MASO EPA ID:: CAR000065813	2639 TROY AVE	SW 0 - 1/8 (0.052 mi.)	C13	12
KECK AND SCHMIDT TOO EPA ID:: CAR000077735	2610 TROY AVE	SSW 0 - 1/8 (0.097 mi.)	G38	17
AAMEC CORP EPA ID:: CAD009660226	2611 ROSEMEAD BLVD	S 0 - 1/8 (0.102 mi.)	F52	21
BIRKESTRAND CO EPA ID:: CAD982488611	2705 LEE AVE	W 0 - 1/8 (0.109 mi.)	K59	23
D T GRAPHICS EPA ID:: CA0000134809	2621 LEE AVE	SW 1/8 - 1/4 (0.135 mi.)	H75	26
TRIO CARBURETOR EPA ID:: CAD983607193	2545 ROSEMEAD BLVD	SSE 1/8 - 1/4 (0.169 mi.)	M86	29
DAY-GLO COLOR CORP EPA ID:: CAD000043158	2552 N LEE AVE	SSW 1/8 - 1/4 (0.208 mi.)	N100	32
HARMONY METAL FINISH EPA ID:: CAD009635764	2510 LEE AVE	SSW 1/8 - 1/4 (0.233 mi.)	Q106	33
DON CONIGLIO CO INC EPA ID:: CA0000203430	2563 LOMA AVE	SW 1/8 - 1/4 (0.246 mi.)	T112	35

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OK AUTO GROUP INC	2558 LEE AVE	SSW 1/8 - 1/4 (0.166 mi.)	N85	29

EXECUTIVE SUMMARY

EPA ID:: CAL000343623

Federal institutional controls / engineering controls registries

US ENG CONTROLS: A review of the US ENG CONTROLS list, as provided by EDR, and dated 01/31/2019 has revealed that there is 1 US ENG CONTROLS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (EPA ID:: CAD980677355 EPA ID:: CAD980677355	PECK RD & REAL	0 - 1/8 (0.000 mi.)	0	9

State- and tribal - equivalent NPL

RESPONSE: A review of the RESPONSE list, as provided by EDR, has revealed that there are 2 RESPONSE sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AEROJET GENERAL CORP Database: RESPONSE, Date of Government Version: 01/28/2019 Status: Active Facility Id: 60000742	9100 FLAIR DRIVE	NNW 1/2 - 1 (0.710 mi.)	151	50
EL MONTE DISPOSAL SE Database: RESPONSE, Date of Government Version: 01/28/2019 Status: Certified Facility Id: 19490219	STORAGE YARD, MAPLE	SE 1/2 - 1 (0.913 mi.)	155	51

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 01/28/2019 has revealed that there are 10 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MICRO GAGE INC Facility Id: 71002529 Status: Refer: Other Agency	9537 TELSTAR AVE	NNE 1/2 - 1 (0.577 mi.)	147	47
SARGENT FLETCHER INC Facility Id: 71002188 Status: Refer: Other Agency	9400 E FLAIR DRIVE	N 1/2 - 1 (0.709 mi.)	150	49
AEROJET GENERAL CORP Facility Id: 60000742	9100 FLAIR DRIVE	NNW 1/2 - 1 (0.710 mi.)	151	50

EXECUTIVE SUMMARY

Status: Active				
ALUM-A-COAT	9859 E. KALE STREET	ESE 1/2 - 1 (0.710 mi.)	AB152	50
Facility Id: 71003529				
Status: Refer: Other Agency				
ALUM-A-COAT INC	2439 SEAMAN AVENUE	ESE 1/2 - 1 (0.741 mi.)	AB153	51
Facility Id: 19340725				
Status: Refer: Other Agency				
EL MONTE DISPOSAL SE	STORAGE YARD, MAPLE	SE 1/2 - 1 (0.913 mi.)	155	51
Facility Id: 19490219				
Status: Certified				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VAGA INDUSTRIES	2505 LOMA AVE	SW 1/4 - 1/2 (0.322 mi.)	128	40
Facility Id: 71002320				
Status: Refer: Other Agency				
BOER GRAPHICS (ROBER)	9323 RUSH ST	S 1/2 - 1 (0.590 mi.)	148	48
Facility Id: 80001533				
Status: Inactive - Needs Evaluation				
JENCO PLATING INC.	9536 E. RUSH ST.	SSE 1/2 - 1 (0.677 mi.)	149	48
Facility Id: 71002854				
Status: Refer: Other Agency				
COOPER DRUM COMPANY	9630 EL POCHE	SSE 1/2 - 1 (0.833 mi.)	154	51
Facility Id: 19500245				
Status: Refer: RWQCB				

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: A review of the SWF/LF list, as provided by EDR, has revealed that there are 2 SWF/LF sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CALTRANS ROSEMEAD DS	NE CORNER ROSEMEAD B	N 0 - 1/8 (0.100 mi.)	E50	20
Database: SWF/LF (SWIS), Date of Government Version: 02/11/2019				
Facility ID: 19-AA-5066				
Operational Status: Closed				
Regulation Status: Unpermitted				
CALTRANS - ROSEMEAD	3000 ROSEMEAD BOULEV	NNW 1/8 - 1/4 (0.137 mi.)	77	27
Database: LOS ANGELES CO. LF, Date of Government Version: 01/14/2019				
Site ID: 1892				
Status: Closed				

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, has revealed that there are 13 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #20-6008 (FO) Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T0603704648	9420 GARVEY	NNE 0 - 1/8 (0.073 mi.)	B18	13
CHEVRON #20-6008 (FO) Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: R-04640 Status: Case Closed Global ID: T0603704648	9420 GARVEY AVE	NNE 0 - 1/8 (0.073 mi.)	B19	13
MCWHIRTER TEXACO.S.S Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018 Status: Open - Remediation Facility Id: I-11450 Status: Remedial action (cleanup) Underway Global Id: T0603703801 Global ID: T0603703801	9432 GARVEY AVE E	NE 0 - 1/8 (0.081 mi.)	B23	14
MOBIL #11-MW Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: I-01946 Status: Case Closed Global ID: T0603702817	9401 GARVEY AVE E	N 0 - 1/8 (0.098 mi.)	E44	19
MOBIL #18-MWJ Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T0603758039	9401 GARVEY AVE.	N 0 - 1/8 (0.098 mi.)	E46	19
UNITED TIRE/BENEFICI Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T0603724959	9505 E GARVEY AVE	NE 1/8 - 1/4 (0.155 mi.)	J81	28
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEN CHERNICK Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Facility Id: I-14400 Status: Case Closed Global Id: T0603704164 Global ID: T0603704164	2737 LEE AVE	WNW 0 - 1/8 (0.120 mi.)	L70	25
CHAMP CORP. Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed	2500 ROSEMEAD BLVD N	SSE 1/4 - 1/2 (0.257 mi.)	R117	36

EXECUTIVE SUMMARY

Facility Id: I-09430
 Status: Case Closed
 Global Id: T0603703419
 Global ID: T0603703419

<p>MARGE WARNER Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Facility Id: I-23117 Status: Case Closed Global Id: T0603704498 Global ID: T0603704498</p>	<p>2459 LEE</p>	<p>SSW 1/4 - 1/2 (0.280 mi.)</p>	<p>Q124</p>	<p>38</p>
<p>ZACKY FOODS CO Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T0603792888</p>	<p>2325 LOMA AVE N</p>	<p>SSW 1/4 - 1/2 (0.442 mi.)</p>	<p>X135</p>	<p>43</p>
<p>ZACKY FARMS Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: R-03835 Status: Leak being confirmed Global ID: T0603792888</p>	<p>2325 S LOMA ST</p>	<p>SSW 1/4 - 1/2 (0.442 mi.)</p>	<p>X136</p>	<p>44</p>
<p>RUSSELL TRANSPORTATI Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 917700016 Status: Pollution Characterization Global ID: T0603702642</p>	<p>2713 RIVER AVE N</p>	<p>W 1/4 - 1/2 (0.444 mi.)</p>	<p>Y138</p>	<p>45</p>
<p>DITTY CONTAINER Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 107.0266 Status: Pollution Characterization Global ID: T0603700161</p>	<p>2200 N ROSEMEAD BLVD</p>	<p>S 1/4 - 1/2 (0.494 mi.)</p>	<p>AA144</p>	<p>46</p>

CPS-SLIC: A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 21 CPS-SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<p>VANSCO Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Open - Inactive Global Id: SL603798811</p>	<p>2652 LASHBROOK AVE</p>	<p>ESE 1/8 - 1/4 (0.137 mi.)</p>	<p>I76</p>	<p>27</p>
<p>TODD PIPE AND SUPPLY Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Open - Site Assessment Global Id: SL603798747</p>	<p>3154 ROSEMEAD BLVD.</p>	<p>NNW 1/4 - 1/2 (0.261 mi.)</p>	<p>119</p>	<p>37</p>
<p>JAN & SCHUYLER COMPA Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Open - Inactive Global Id: SL603798780</p>	<p>9240 WHITMORE ST</p>	<p>N 1/4 - 1/2 (0.273 mi.)</p>	<p>V123</p>	<p>38</p>
<p>SOUTHERN CALIFORNIA Database: CPS-SLIC, Date of Government Version: 12/10/2018</p>	<p>9407 WHITMORE ST</p>	<p>N 1/4 - 1/2 (0.289 mi.)</p>	<p>V125</p>	<p>39</p>

EXECUTIVE SUMMARY

Facility Status: Completed - Case Closed
Global Id: SL603798817

ROSEMEAD SPRINGS BUS	9231 WHITMORE ST	NNW 1/4 - 1/2 (0.302 mi.)	W126	39
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603798818				
GLENBOROUGH CORP./SO	3200 ROSEMEAD BLVD	NNW 1/4 - 1/2 (0.318 mi.)	W127	40
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603798834				
FORMER JAB HOLDINGS	9401 EAST WHITMORE S	N 1/4 - 1/2 (0.343 mi.)	131	41
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603792647				
PAUL PACIFIC PLUMBIN	2463 CHICO AVE	SE 1/4 - 1/2 (0.368 mi.)	133	42
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603798827				
APPLIED COATINGS LIN	3224 N ROSEMEAD BLVD	NNW 1/4 - 1/2 (0.396 mi.)	134	43
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603798724				
RAYPACK, INC.	2410 & 2416 CHICO AV	SE 1/4 - 1/2 (0.452 mi.)	Z139	45
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603798771				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COATINGS RESOURCE CO	2552 LEE AVE	SSW 1/8 - 1/4 (0.177 mi.)	N88	29
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Open - Inactive				
Global Id: SL603798709				
CHAMP CORP	2500 ROSEMEAD BLVD	SSE 1/4 - 1/2 (0.257 mi.)	R118	36
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Open - Inactive				
Global Id: SL603798705				
HUBBLE SPECIALTY PRI	9300 WHITMORE ST	N 1/4 - 1/2 (0.266 mi.)	V120	37
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603798824				
HOOTER BROS ENAMELIN	2460 N ROSEMEAD BLVD	SSE 1/4 - 1/2 (0.271 mi.)	R122	38
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603798716				
MARGE CARSON INC	9056 E GARVEY AV	W 1/4 - 1/2 (0.327 mi.)	129	41
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603798819				
HYDE ENGINEERING COR	2428 ROSEMEAD BLVD	S 1/4 - 1/2 (0.345 mi.)	132	42
Database: CPS-SLIC, Date of Government Version: 12/10/2018				

EXECUTIVE SUMMARY

Facility Status: Completed - Case Closed
Global Id: SL603798776

DURHAM TRANSPORTATIO	2713 RIVER	W 1/4 - 1/2 (0.444 mi.)	Y137	44
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Open - Site Assessment				
Global Id: SL603798825				
MONTEREY CASKET CO I	2404 CHICO AVE	SE 1/4 - 1/2 (0.468 mi.)	Z140	45
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Open - Inactive				
Global Id: SL603798826				
SILVER STREAK TRAIL E	2319 CHICO AVE.	SE 1/4 - 1/2 (0.469 mi.)	Z141	46
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603798807				
RAYMOND DOLLAR CORP.	2206 TROY	S 1/4 - 1/2 (0.485 mi.)	142	46
Database: SLIC REG 4, Date of Government Version: 11/17/2004				
Facility Status: No further action required				
PACIFIC COAST DRUM C	2200 N. ROSEMEAD BLV	S 1/4 - 1/2 (0.494 mi.)	AA145	47
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Completed - Case Closed				
Global Id: SL603798723				

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, has revealed that there are 4 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL OIL CORP S/S #	9401 GARVEY AVE	N 0 - 1/8 (0.098 mi.)	E39	18
Database: UST, Date of Government Version: 12/10/2018				
Facility Id: 1946				
CIRCLE K STORES INC.	9401 E GARVEY AVE	N 0 - 1/8 (0.098 mi.)	E41	18
Database: UST, Date of Government Version: 12/10/2018				
Facility Id: LACoFA0012306				
MOBIL #18-MWJ	9401 GARVEY AVENUE	N 0 - 1/8 (0.098 mi.)	E42	18
Database: UST CLOSURE, Date of Government Version: 12/10/2018				
UNITED TIRE/BENEFICI	9505 GARVEY AVE	NE 1/8 - 1/4 (0.155 mi.)	J80	28
Database: UST, Date of Government Version: 12/10/2018				
Facility Id: 31738				

AST: A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
XPRESS LUBE & REPAIR	2750 N ROSEMEAD BLVD	N 0 - 1/8 (0.051 mi.)	B10	11
Database: AST, Date of Government Version: 07/06/2016				

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A review of the SWRCY list, as provided by EDR, and dated 12/10/2018 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAUR METALS CO Cert Id: RC10053	9566 GARVEY AVE	ENE 1/4 - 1/2 (0.268 mi.)	121	37

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN: A review of the AOCONCERN list, as provided by EDR, has revealed that there is 1 AOCONCERN site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY		ENE 0 - 1/8 (0.007 mi.)	0	9

HIST Cal-Sites: A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>EL MONTE DISPOSAL SE</i>	<i>STORAGE YARD, MAPLE</i>	<i>SE 1/2 - 1 (0.913 mi.)</i>	<i>155</i>	<i>51</i>

Local Lists of Registered Storage Tanks

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 8 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KARLS AUTO DETAIL Status: A Tank Status: A Comp Number: 4640	2750 ROSEMEAD BLVD	N 0 - 1/8 (0.051 mi.)	B11	11
MCWHIRTER REAL ESTAT Status: A Tank Status: A Comp Number: 11450	9432 GARVEY AVE	NE 0 - 1/8 (0.081 mi.)	B24	14
PERFORMANCE AUTO SAL Status: A	9327 GARVEY AVE	NNW 0 - 1/8 (0.095 mi.)	E35	17

EXECUTIVE SUMMARY

Comp Number: 6589

MOBIL OIL CO Status: A Tank Status: A Comp Number: 1946	9401 GARVEY AVE	N 0 - 1/8 (0.098 mi.)	E47	19
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Lower Elevation	Address	Direction / Distance	Map ID	Page
JOHN WIEZBISKI Status: A Comp Number: 12932	2656 ROSEMEAD BLVD	SSE 0 - 1/8 (0.083 mi.)	A30	16
CHERNICK, BEN Comp Number: 14400	2737 LEE AVE	WNW 0 - 1/8 (0.120 mi.)	L71	25
SUNSET LADDER CO Status: A Comp Number: 9157	2526 NO ROSEMEAD BLV	SSE 1/8 - 1/4 (0.207 mi.)	M98	31
STANLEY PEST CONTROL Comp Number: 14750	2555 LOMA AVE	SW 1/8 - 1/4 (0.242 mi.)	S109	34

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 8 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
JACK TANIGUCHI 14-87 M AND M TEXACO M & M TEXACO Facility Id: 00000021053	9401 E GARVEY 9432 GARVOY BLVD 9432 GARVEY AVE	N 0 - 1/8 (0.078 mi.) NE 0 - 1/8 (0.081 mi.) NE 0 - 1/8 (0.081 mi.)	E22 B25 B27	14 15 15
JACK TANIGUCHI 14-87 Facility Id: 00000040055	9401 GARVEY AVE	N 0 - 1/8 (0.098 mi.)	E45	19

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUNSET LADDER CO SUNSET LADDER CO Facility Id: 00000041161	2526 NO ROSEMEAD BLV 2526 ROSEMEAD BLVD	SSE 1/8 - 1/4 (0.207 mi.) SSE 1/8 - 1/4 (0.207 mi.)	M98 M99	31 32
LA VICTORIA FOODS LA VICTORIA FOODS IN Facility Id: 00000047138	9133 E GARVY AVENUE 240 S SIXTH AVE	WNW 1/8 - 1/4 (0.248 mi.) WNW 1/8 - 1/4 (0.248 mi.)	U114 U116	35 36

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/01/2018 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AM PUMPING INC	9452 E GARVEY AVE	NE 0 - 1/8 (0.106 mi.)	J54	21

EXECUTIVE SUMMARY

EPA ID:: CAT080012776

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LA TRIM INC EPA ID:: CAD983584111	2638 LEE AVE	WSW 0 - 1/8 (0.098 mi.)	H49	20

ROD: A review of the ROD list, as provided by EDR, and dated 12/12/2018 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (EPA ID:: CAD980677355	PECK RD & REAL	0 - 1/8 (0.000 mi.)	0	9

PRP: A review of the PRP list, as provided by EDR, and dated 08/13/2018 has revealed that there is 1 PRP site within approximately 0.001 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (PECK RD & REAL	0 - 1/8 (0.000 mi.)	0	9

CONSENT: A review of the CONSENT list, as provided by EDR, and dated 09/30/2018 has revealed that there is 1 CONSENT site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (PECK RD & REAL	0 - 1/8 (0.000 mi.)	0	9

FINDS: A review of the FINDS list, as provided by EDR, and dated 02/15/2019 has revealed that there is 1 FINDS site within approximately 0.001 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (Registry ID:: 110009329538	PECK RD & REAL	0 - 1/8 (0.000 mi.)	0	9

ECHO: A review of the ECHO list, as provided by EDR, and dated 09/02/2018 has revealed that there is 1 ECHO site within approximately 0.001 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (Registry ID: 110009329538	PECK RD & REAL	0 - 1/8 (0.000 mi.)	0	9

EXECUTIVE SUMMARY

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 8 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #20-6008 (FO) Reg Id: R-04640	9420 GARVEY	NNE 0 - 1/8 (0.073 mi.)	B18	13
MOBIL #17-MWJ Reg Id: 000348 Reg Id: 348	9401 BROADWAY	N 0 - 1/8 (0.077 mi.)	E21	14
MCWHIRTER TEXACO.S.S Reg Id: I-11450	9432 GARVEY	NE 0 - 1/8 (0.081 mi.)	B26	15

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEN CHERNICK Reg Id: I-14400	2737 LEE AVE	WNW 0 - 1/8 (0.120 mi.)	L70	25
CHAMP CORP. Reg Id: I-09430	2500 ROSEMEAD BLVD N	SSE 1/4 - 1/2 (0.257 mi.)	R117	36
MARGE WARNER Reg Id: I-23117	2459 LEE	SSW 1/4 - 1/2 (0.280 mi.)	Q124	38
DURHAM TRANSPORTATIO Reg Id: 917700016	2713 RIVER	W 1/4 - 1/2 (0.444 mi.)	Y137	44
PACIFIC COAST DRUM C Reg Id: 107.0266	2200 ROSEMEAD	S 1/4 - 1/2 (0.494 mi.)	AA143	46

HWP: A review of the HWP list, as provided by EDR, and dated 02/19/2019 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BOER GRAPHICS (ROBER) EPA Id: CAD008246746 Cleanup Status: PROTECTIVE FILER	9323 RUSH ST	S 1/2 - 1 (0.590 mi.)	148	48

Notify 65: A review of the Notify 65 list, as provided by EDR, and dated 09/19/2018 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNKNOWN	C/O AEROJET & TELSTA	NNW 1/2 - 1 (0.551 mi.)	146	47

EXECUTIVE SUMMARY

WIP: A review of the WIP list, as provided by EDR, and dated 07/03/2009 has revealed that there are 71 WIP sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
M & M'S CAR WORLD Facility Status: Historical	9414 E GARVEY AVE	NNE 0 - 1/8 (0.040 mi.)	B3	10
D & T SEWING FACTORY Facility Status: Historical	2700 BRUIN AVE	ESE 0 - 1/8 (0.041 mi.)	A4	10
SMOG CENTER Facility Status: Historical	2722 N BRUIN AVE	ENE 0 - 1/8 (0.042 mi.)	B5	10
CO-OP BACKHOE Facility Status: Historical	2710 N BRUIN AVE	E 0 - 1/8 (0.044 mi.)	7	11
FREDDIE MAC'S INC. Facility Status: Historical	2740 N BRUIN AVE	NE 0 - 1/8 (0.047 mi.)	B8	11
JAMES ANDRUSS' PROPE Facility Status: Historical	2750 ROSEMEAD BLVD	N 0 - 1/8 (0.051 mi.)	B12	12
VILLA'S RADIATOR Facility Status: Historical	2750 N BRUIN AVE	NE 0 - 1/8 (0.055 mi.)	B14	12
WESTERN TRAILER SERV Facility Status: Historical	2754 BRUIN AVE	NE 0 - 1/8 (0.057 mi.)	B15	13
STERLING MACHINERY E Facility Status: Historical	9310 GARVEY AVE	NW 0 - 1/8 (0.075 mi.)	D20	14
PERFORMANCE AUTO SAL Facility Status: Historical	9327 GARVEY AVE	NNW 0 - 1/8 (0.095 mi.)	E35	17
LEISURE SHOE CO., IN Facility Status: Historical	2657 LASHBROOK AVE	ESE 0 - 1/8 (0.103 mi.)	I53	21
GARVEY AUTO AND TRUC Facility Status: Historical	9452 GARVEY AVE	NE 0 - 1/8 (0.106 mi.)	J55	22
AM PUMPING INC. Facility Status: Historical	9452 GARVEY AVE	NE 0 - 1/8 (0.106 mi.)	J57	22
ROCAM, INC. Facility Status: Historical	2655 LASHBROOK AVE	ESE 0 - 1/8 (0.107 mi.)	I58	22
YON MING AUTO CO., I Facility Status: Historical	2656 LASHBROOK AVE	ESE 1/8 - 1/4 (0.128 mi.)	I72	26
FINE VALUE FURNITURE Facility Status: Historical	9468 E GARVEY AVE	ENE 1/8 - 1/4 (0.131 mi.)	J73	26
VANSCO Facility Status: Active	2652 LASHBROOK AVE	ESE 1/8 - 1/4 (0.137 mi.)	I76	27
UNITED TIRE AND AUTO	9505 GARVEY AVE	NE 1/8 - 1/4 (0.155 mi.)	J79	27
UNITED TIRE & AUTO C Facility Status: Historical	9501 GARVEY AVE	NE 1/8 - 1/4 (0.166 mi.)	84	28
VACANT BUILDING Facility Status: Historical	9549 GARVEY AVE	ENE 1/8 - 1/4 (0.242 mi.)	110	34
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MSDS	2643 ROSEMEAD BLVD	SSE 0 - 1/8 (0.037 mi.)	A1	9

EXECUTIVE SUMMARY

Facility Status: Historical				
ELECTRO PLATE RACK C Facility Status: Historical	2640 TROY AVE	SSW 0 - 1/8 (0.038 mi.)	A2	10
MARTINEZ MATTRESS	2671 TROY AVE	SW 0 - 1/8 (0.043 mi.)	C6	10
SUPERIOR AUTO PARTS Facility Status: Historical	2637 ROSEMEAD BLVD	SSE 0 - 1/8 (0.063 mi.)	A17	13
WIEZBISKI JOHN/JANET Facility Status: Historical	2656 ROSEMEAD BLVD	SSE 0 - 1/8 (0.083 mi.)	A28	15
ON THE SPOT Facility Status: Historical	2656 ROSEMEAD BLVD	SSE 0 - 1/8 (0.083 mi.)	A29	16
A-WARE CHARTER Facility Status: Historical	2656 ROSEMEAD BLVD	SSE 0 - 1/8 (0.083 mi.)	A31	16
ROY'S BODY SHOP Facility Status: Historical	2656 ROSEMEAD BLVD	SSE 0 - 1/8 (0.083 mi.)	A32	16
VACATION ENTERPRISES Facility Status: Historical	2650 ROSEMEAD BLVD	SSE 0 - 1/8 (0.085 mi.)	A33	16
ADVANCE SCREW PRODUC	2650 ROSEMEAD BLVD	SSE 0 - 1/8 (0.085 mi.)	A34	17
SBICCA OF CALIFORNIA Facility Status: Historical	2620 ROSEMEAD BLVD	SSE 0 - 1/8 (0.096 mi.)	F36	17
KECK & SCHMIDT TOOL	2610 TROY AVE	SSW 0 - 1/8 (0.097 mi.)	G37	17
BOLCO ATHLETIC CO., Facility Status: Historical	2638 LEE AVE	WSW 0 - 1/8 (0.098 mi.)	H48	20
LUV MANUFACTURING Facility Status: Historical	2611 ROSEMEAD BLVD	S 0 - 1/8 (0.102 mi.)	F51	21
BIRKESTRAND, INC. Facility Status: Historical	2705 LEE AVE	W 0 - 1/8 (0.109 mi.)	K60	23
JUSTIN, INC. Facility Status: Historical	2663 LEE AVE	WSW 0 - 1/8 (0.112 mi.)	H61	23
TRU-CUT GRINDING Facility Status: Historical	2651 LEE AVE	WSW 0 - 1/8 (0.113 mi.)	H62	23
ITAL CUSTOM CABINETS Facility Status: Historical	2651 LEE AVE	WSW 0 - 1/8 (0.113 mi.)	H63	24
VACANT BUILDING Facility Status: Historical	2620 LEE AVE	SW 0 - 1/8 (0.116 mi.)	H64	24
DIAMOND CAMSHAFT Facility Status: Historical	2749 LEE AVE	WNW 0 - 1/8 (0.117 mi.)	D65	24
SPARTAN TERMITE CONT	9329 FERN ST	SSW 0 - 1/8 (0.118 mi.)	G66	24
HARBOR SEAL CO. Facility Status: Historical	2755 LEE AVE	WNW 0 - 1/8 (0.118 mi.)	D67	24
CROWN EQUIPMENT AND Facility Status: Historical	2645 LEE AVE	WSW 0 - 1/8 (0.119 mi.)	H68	25
W.H. ALIGOOD COMPANY Facility Status: Historical	2645 LEE AVE	WSW 0 - 1/8 (0.119 mi.)	H69	25
GENERAL METAL ENGRAV Facility Status: Historical	9254 GARVEY AVE	WNW 1/8 - 1/4 (0.132 mi.)	L74	26
CGK INC DBA PARADISE Facility Status: Historical	9220 MABEL AVE	W 1/8 - 1/4 (0.142 mi.)	K78	27
C.W. COLE & CO. INC.	2560 ROSEMEAD BLVD	SSE 1/8 - 1/4 (0.160 mi.)	82	28

EXECUTIVE SUMMARY

Facility Status: Historical					
TONEY'S AUTO ELECTRI	2547 ROSEMEAD BLVD	SSE 1/8 - 1/4 (0.161 mi.)	M83	28	
MPH ELECTRONICS INC.	2660 LOMA AVE	W 1/8 - 1/4 (0.171 mi.)	87	29	
Facility Status: Historical					
COATINGS RESOURCE CO	2552 LEE AVE	SSW 1/8 - 1/4 (0.177 mi.)	N88	29	
Facility Status: Active					
GUN DRILLING SPECIAL	2632 LOMA AVE	WSW 1/8 - 1/4 (0.182 mi.)	O89	30	
Facility Status: Historical					
SNYDER RESEARCH LABO	2535 ROSEMEAD BLVD	S 1/8 - 1/4 (0.183 mi.)	M90	30	
Facility Status: Historical					
LAWRENCE EQUIPMENT S	9231 FERN ST	SW 1/8 - 1/4 (0.187 mi.)	P91	30	
TOPAZ PRECISION, INC	9229 FERN ST	SW 1/8 - 1/4 (0.189 mi.)	P92	30	
Facility Status: Historical					
PETE'S POLISH	2624 LOMA AVE	WSW 1/8 - 1/4 (0.191 mi.)	O93	30	
Facility Status: Historical					
RODRIGUEZ BROTHER'S	2542 LEE AVE	SSW 1/8 - 1/4 (0.192 mi.)	N94	31	
A-AUTO SERVICE	2618 LOMA AVE	WSW 1/8 - 1/4 (0.193 mi.)	O95	31	
Facility Status: Historical					
IMPERIAL LAMINATORS	2620 LOMA AVE	WSW 1/8 - 1/4 (0.194 mi.)	O96	31	
Facility Status: Historical					
OLIVER MACHINE WORKS	9215 FERN ST	SW 1/8 - 1/4 (0.202 mi.)	P97	31	
SUNSET LADDER CO	2526 NO ROSEMEAD BLV	SSE 1/8 - 1/4 (0.207 mi.)	M98	31	
Facility Status: Historical					
DON'S EQUIPMENT SERV	2623 LOMA AVE	WSW 1/8 - 1/4 (0.211 mi.)	O101	32	
Facility Status: Historical					
M - MACHINE	2516 LEE AVE	SSW 1/8 - 1/4 (0.228 mi.)	Q102	32	
Facility Status: Historical					
ABC DISTRIBUTING	2501 ROSEMEAD BLVD	S 1/8 - 1/4 (0.230 mi.)	R103	33	
Facility Status: Historical					
LORENZO AND SONS BOI	2512 LEE AVE	SSW 1/8 - 1/4 (0.232 mi.)	Q104	33	
Facility Status: Historical					
HARMONY METAL POLISH	2510 LEE AVE	SSW 1/8 - 1/4 (0.233 mi.)	Q105	33	
Facility Status: Historical					
SALVADOR T RANGEL JR	2557 LOMA AVE	SW 1/8 - 1/4 (0.239 mi.)	P107	34	
Facility Status: Historical					
DIATON INC	2544 LOMA AV	SW 1/8 - 1/4 (0.241 mi.)	S108	34	
Facility Status: Historical					
DON CONIGLIO, INC.	2563 LOMA AVE	SW 1/8 - 1/4 (0.246 mi.)	T111	34	
Facility Status: Historical					
JFC CUSTOM FURNITURE	2519 N LEE AVE	SSW 1/8 - 1/4 (0.248 mi.)	Q113	35	
Facility Status: Historical					
LA VICTORIA	9133 E GARVEY AVE	WNW 1/8 - 1/4 (0.248 mi.)	U115	35	
Facility Status: Historical					
LA VICTORIA FOODS IN	240 S SIXTH AVE	WNW 1/8 - 1/4 (0.248 mi.)	U116	36	
Facility Status: Historical					

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TANIGUCHI JACK K	9401 GARVEY AVE	N 0 - 1/8 (0.098 mi.)	E40	18
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SUPERIOR STD TRANSM	2637 ROSEMEAD BLVD	SSE 0 - 1/8 (0.063 mi.)	A16	13

Count: 4 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ROSEMEAD	S114678649	ROSEMEAD MOVING CENTER	42551 ROSEMEAD BLVD N		RGA LUST
ROSEMEAD	1024688633	EMUHSD - ADULT SCHOOL ROSEMEAD CEN	4105 ROSEMEAD BLVD	91770	FINDS
SOUTH EL MONTE	S122853911	TED LEVINE DRUM - GROUNDWATER (SIT	1729,1807 AND 1817 CHICO AVENU	91733	CPS-SLIC
SOUTH EL MONTE	S114725915	CALTRANS ROSEMEAD DS	NE CORNER ROSEMEAD BLVD. AND G		RGA LF

OVERVIEW MAP - 5597590.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

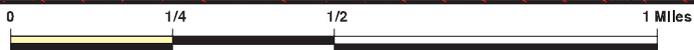
100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

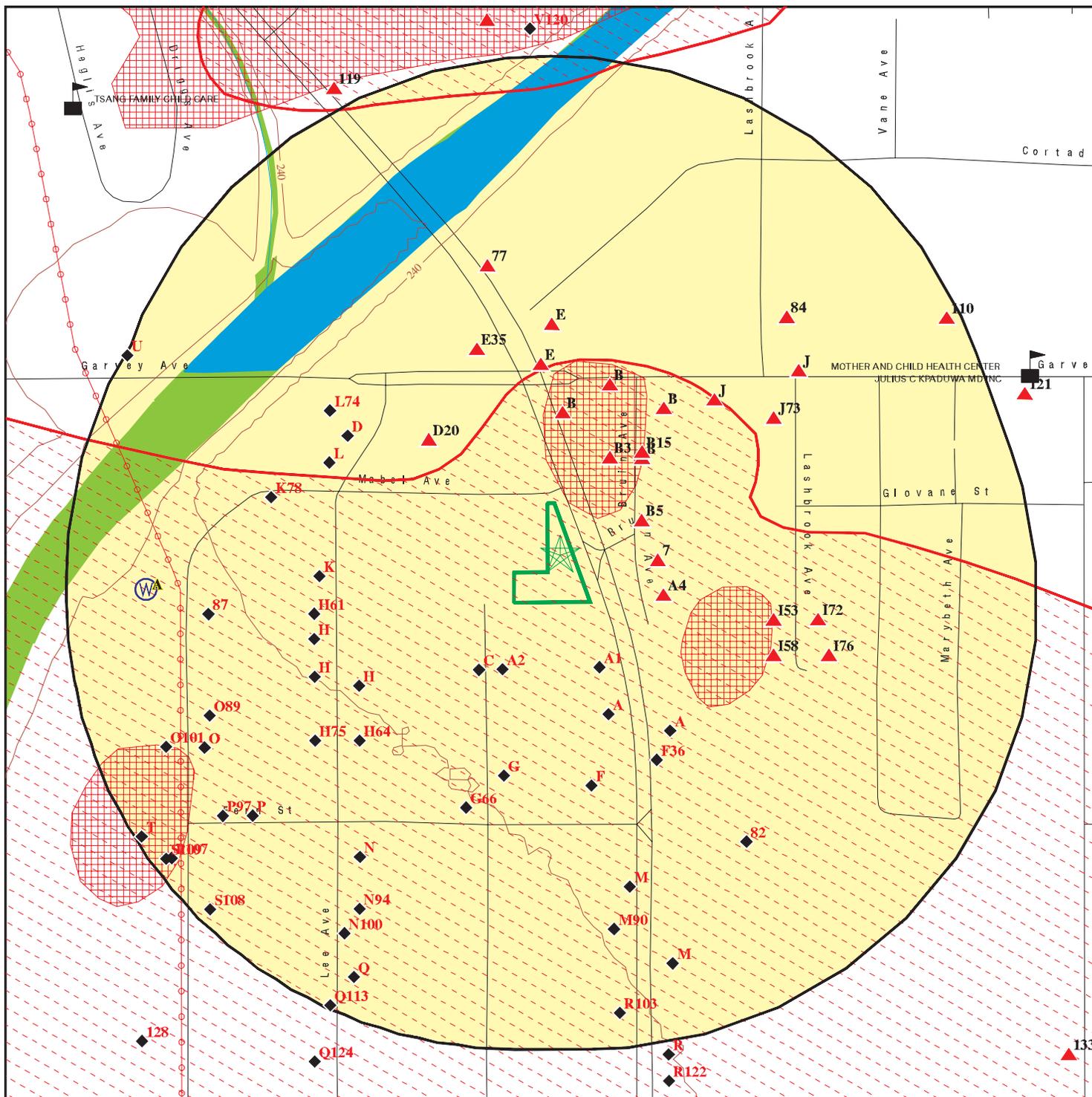


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Rosemead
 ADDRESS: 2727 Rosemead Blvd.
 South El Monte CA 91733
 LAT/LONG: 34.061281 / 118.06513

CLIENT: Ralph Stone & Co., Inc.
 CONTACT: David Klein
 INQUIRY #: 5597590.2s
 DATE: March 21, 2019 3:57 pm

DETAIL MAP - 5597590.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Rosemead
 ADDRESS: 2727 Rosemead Blvd.
 South El Monte CA 91733
 LAT/LONG: 34.061281 / 118.06513

CLIENT: Ralph Stone & Co., Inc.
 CONTACT: David Klein
 INQUIRY #: 5597590.2s
 DATE: March 21, 2019 4:03 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		1	0	0	0	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		1	0	1	NR	NR	2
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		1	0	NR	NR	NR	1
RCRA-SQG	0.250		6	5	NR	NR	NR	11
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		1	0	0	NR	NR	1
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	2	NR	2
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	1	9	NR	10
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		1	1	0	NR	NR	2
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		6	1	6	NR	NR	13

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	2	19	NR	NR	21
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		3	1	NR	NR	NR	4
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
AOCONCERN	1.000		1	0	0	0	NR	1
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	1	NR	1
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		6	2	NR	NR	NR	8
HIST UST	0.250		4	4	NR	NR	NR	8
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		2	0	NR	NR	NR	2
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		1	0	0	0	NR	1
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		1	NR	NR	NR	NR	1
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		1	0	0	0	NR	1
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		1	NR	NR	NR	NR	1
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		1	NR	NR	NR	NR	1
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

Areas of Concern
ENE
< 1/8
36 ft.

SAN GABRIEL VALLEY
BALDWIN PARK, CA

AOCONCERN

CCA0000001
N/A

[Click here for full text details](#)

NPL
Region
< 1/8
1 ft.

SAN GABRIEL VALLEY (AREA 1)
PECK RD & REAL
EL MONTE, CA 91733

NPL
SEMS
US ENG CONTROLS
ROD
PRP
CONSENT
FINDS
ECHO

1000114959
CAD980677355

[Click here for full text details](#)

NPL
Cerclis ID:: 901951
EPA Id: CAD980677355

SEMS
Site ID: 0901951
EPA Id: CAD980677355

US ENG CONTROLS
EPA ID:: CAD980677355
EPA ID:: CAD980677355

ROD
EPA ID:: CAD980677355

FINDS
Registry ID:: 110009329538

ECHO
Registry ID: 110009329538

A1
SSE
< 1/8
0.037 mi.
194 ft.

MSDS
2643 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

WIP **S106765455**
N/A

[Click here for full text details](#)

Relative:
Lower

WIP
Facility Status: Historical

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A2 SSW < 1/8 0.038 mi. 200 ft.	ELECTRO PLATE RACK CO. 2640 TROY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765583 N/A
Relative: Lower	WIP Facility Status: Historical		
B3 NNE < 1/8 0.040 mi. 212 ft.	M & M'S CAR WORLD 9414 E GARVEY AVE EL MONTE, CA 91733 Click here for full text details	WIP	S106766172 N/A
Relative: Higher	WIP Facility Status: Historical		
A4 ESE < 1/8 0.041 mi. 218 ft.	D & T SEWING FACTORY 2700 BRUIN AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766173 N/A
Relative: Higher	WIP Facility Status: Historical		
B5 ENE < 1/8 0.042 mi. 224 ft.	SMOG CENTER 2722 N BRUIN AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766102 N/A
Relative: Higher	WIP Facility Status: Historical		
C6 SW < 1/8 0.043 mi. 225 ft.	MARTINEZ MATTRESS 2671 TROY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765643 N/A
Relative: Lower			

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
7 East < 1/8 0.044 mi. 230 ft.	CO-OP BACKHOE 2710 N BRUIN AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766167 N/A
Relative: Higher	WIP Facility Status: Historical		
B8 NE < 1/8 0.047 mi. 249 ft.	FREDDIE MAC'S INC. 2740 N BRUIN AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766099 N/A
Relative: Higher	WIP Facility Status: Historical		
B9 North < 1/8 0.051 mi. 270 ft.	THE LUBE JOB 2750 ROSEMEAD BLVD EL MONTE, CA 91733 Click here for full text details	RCRA-SQG FINDS ECHO	1000857252 CAD983624701
Relative: Higher	RCRA-SQG EPA Id: CAD983624701 FINDS Registry ID: 110006483144 ECHO Registry ID: 110006483144		
B10 North < 1/8 0.051 mi. 270 ft.	XPRESS LUBE & REPAIR 2750 N ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	AST	A100426295 N/A
Relative: Higher			
B11 North < 1/8 0.051 mi. 270 ft.	KARLS AUTO DETAIL 2750 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	SWEEPS UST LOS ANGELES CO. HMS	U002279506 N/A
Relative: Higher	SWEEPS UST Status: A		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KARLS AUTO DETAIL (Continued)

U002279506

Tank Status: A
Comp Number: 4640

LOS ANGELES CO. HMS

Facility ID: 004471-I04640
Facility ID: 004471-004640
Facility Status: Closed
Facility Status: Removed

B12
North
< 1/8
0.051 mi.
270 ft.

JAMES ANDRUSS' PROPERTY
2750 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

WIP S102820792
N/A

[Click here for full text details](#)

Relative:
Higher

WIP
Facility Status: Historical

C13
SW
< 1/8
0.052 mi.
276 ft.

FRANK AND SMITH MASONRY
2639 TROY AVE
S EL MONTE, CA 91733

RCRA-SQG 1001959889
FINDS CAR000065813
ECHO
HAZNET

[Click here for full text details](#)

Relative:
Lower

RCRA-SQG
EPA Id: CAR000065813

FINDS
Registry ID:: 110002932783

ECHO
Registry ID: 110002932783

HAZNET
GEPaid: CAR000065813

B14
NE
< 1/8
0.055 mi.
290 ft.

VILLA'S RADIATOR
2750 N BRUIN AVE
SOUTH EL MONTE, CA 91733

WIP S106766103
N/A

[Click here for full text details](#)

Relative:
Higher

WIP
Facility Status: Historical

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B15 NE < 1/8 0.057 mi. 299 ft.	WESTERN TRAILER SERVICE 2754 BRUIN AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766174 N/A
Relative: Higher	WIP Facility Status: Historical		
A16 SSE < 1/8 0.063 mi. 335 ft.	SUPERIOR STD TRANSM & REAR END 2637 ROSEMEAD BLVD EL MONTE, CA 91733 Click here for full text details	EDR Hist Auto	1021032618 N/A
Relative: Lower			
A17 SSE < 1/8 0.063 mi. 335 ft.	SUPERIOR AUTO PARTS & TRANSM. 2637 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766003 N/A
Relative: Lower	WIP Facility Status: Historical		
B18 NNE < 1/8 0.073 mi. 387 ft.	CHEVRON #20-6008 (FORMER) 9420 GARVEY SOUTH EL MONTE, CA 91733 Click here for full text details	LUST HIST CORTESE	S102523280 N/A
Relative: Higher	LUST Status: Completed - Case Closed Global Id: T0603704648 HIST CORTESE Reg Id: R-04640		
B19 NNE < 1/8 0.073 mi. 387 ft.	CHEVRON #20-6008 (FORMER) 9420 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	LUST	S103891215 N/A
Relative: Higher	LUST Status: Case Closed Facility Id: R-04640 Global ID: T0603704648		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D20 NW < 1/8 0.075 mi. 398 ft.	STERLING MACHINERY EXCHANGE 9310 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765998 N/A
Relative: Higher	WIP Facility Status: Historical		
E21 North < 1/8 0.077 mi. 409 ft.	MOBIL #17-MWJ 9401 BROADWAY EL MONTE, CA 91733 Click here for full text details	HIST CORTESE	S101296128 N/A
Relative: Higher	HIST CORTESE Reg Id: 000348 Reg Id: 348		
E22 North < 1/8 0.078 mi. 412 ft.	JACK TANIGUCHI 14-879 9401 E GARVEY EL MONTE, CA 91733 Click here for full text details	HIST UST HAZNET	S113043637 N/A
Relative: Higher	HAZNET GEPaid: CAL000056278		
B23 NE < 1/8 0.081 mi. 428 ft.	MCWHIRTER TEXACO.S.S. (FORMER) 9432 GARVEY AVE E EL MONTE, CA 91731 Click here for full text details	LUST	S103587519 N/A
Relative: Higher	LUST Status: Remedial action (cleanup) Underway Status: Open - Remediation Facility Id: I-11450 Global Id: T0603703801 Global ID: T0603703801		
B24 NE < 1/8 0.081 mi. 428 ft.	MCWHIRTER REAL ESTATE CO 9432 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	SWEEPS UST LOS ANGELES CO. HMS	S104537059 N/A
Relative: Higher	SWEEPS UST Status: A Tank Status: A Comp Number: 11450		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MCWHIRTER REAL ESTATE CO (Continued)

S104537059

LOS ANGELES CO. HMS

Facility ID: 011413-011450

Facility Status: Removed

B25
NE
< 1/8
0.081 mi.
428 ft.

M AND M TEXACO
9432 GARVOY BLVD
SOUTH EL MONTE, CA 91731

HIST UST S118412552
N/A

[Click here for full text details](#)

Relative:
Higher

B26
NE
< 1/8
0.081 mi.
428 ft.

MCWHIRTER TEXACO.S.S. (FO
9432 GARVEY
SOUTH EL MONTE, CA 91731

HIST CORTESE S110060708
N/A

[Click here for full text details](#)

Relative:
Higher

HIST CORTESE
Reg Id: I-11450

B27
NE
< 1/8
0.081 mi.
428 ft.

M & M TEXACO
9432 GARVEY AVE
SOUTH EL MONTE, CA 91731

HIST UST U001569364
N/A

[Click here for full text details](#)

Relative:
Higher

HIST UST
Facility Id: 00000021053

A28
SSE
< 1/8
0.083 mi.
440 ft.

WIEZBISKI JOHN/JANET
2656 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

WIP S106766168
N/A

[Click here for full text details](#)

Relative:
Lower

WIP
Facility Status: Historical

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A29 SSE < 1/8 0.083 mi. 440 ft.	ON THE SPOT 2656 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766169 N/A
Relative: Lower	WIP Facility Status: Historical		
A30 SSE < 1/8 0.083 mi. 440 ft.	JOHN WIEZBISKI 2656 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	SWEEPS UST LOS ANGELES CO. HMS	S102058935 N/A
Relative: Lower	SWEEPS UST Status: A Comp Number: 12932 LOS ANGELES CO. HMS Facility ID: 012740-012932 Facility Status: Removed		
A31 SSE < 1/8 0.083 mi. 440 ft.	A-WARE CHARTER 2656 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766171 N/A
Relative: Lower	WIP Facility Status: Historical		
A32 SSE < 1/8 0.083 mi. 440 ft.	ROY'S BODY SHOP 2656 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766170 N/A
Relative: Lower	WIP Facility Status: Historical		
A33 SSE < 1/8 0.085 mi. 448 ft.	VACATION ENTERPRISES 2650 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766060 N/A
Relative: Lower	WIP Facility Status: Historical		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A34 SSE < 1/8 0.085 mi. 448 ft. Relative: Lower	ADVANCE SCREW PRODUCTS 2650 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765328 N/A
E35 NNW < 1/8 0.095 mi. 502 ft. Relative: Higher	PERFORMANCE AUTO SALES 9327 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details SWEEPS UST Status: A Comp Number: 6589 WIP Facility Status: Historical	SWEEPS UST WIP	S106765248 N/A
F36 SSE < 1/8 0.096 mi. 506 ft. Relative: Lower	SBICCA OF CALIFORNIA 2620 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details WIP Facility Status: Historical	WIP	S106765954 N/A
G37 SSW < 1/8 0.097 mi. 512 ft. Relative: Lower	KECK & SCHMIDT TOOL & DIE SHOP 2610 TROY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765723 N/A
G38 SSW < 1/8 0.097 mi. 512 ft. Relative: Lower	KECK AND SCHMIDT TOOL AND DIE 2610 TROY AVE S EL MONTE, CA 91733 Click here for full text details RCRA-SQG EPA Id: CAR000077735 HAZNET GEPaid: CAR000077735	RCRA-SQG HAZNET	1004675845 CAR000077735

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E39 North < 1/8 0.098 mi. 518 ft.	MOBIL OIL CORP S/S #18-MWJ 9401 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	UST	U004049256 N/A
Relative: Higher	UST Facility Id: 1946		
E40 North < 1/8 0.098 mi. 518 ft.	TANIGUCHI JACK K 9401 GARVEY AVE EL MONTE, CA 91733 Click here for full text details	EDR Hist Auto	1020620352 N/A
Relative: Higher			
E41 North < 1/8 0.098 mi. 518 ft.	CIRCLE K STORES INC. SITE #2211227 9401 E GARVEY AVE EL MONTE, CA 91733 Click here for full text details	UST	U004265354 N/A
Relative: Higher	UST Facility Id: LACoFA0012306		
E42 North < 1/8 0.098 mi. 518 ft.	MOBIL #18-MWJ 9401 GARVEY AVENUE SOUTH EL MONTE, CA 91733 Click here for full text details	UST	U004271160 N/A
Relative: Higher			
E43 North < 1/8 0.098 mi. 518 ft.	EXXONMOBIL OIL CORP 9401 E GARVEY AVE EL MONTE, CA 91733 Click here for full text details	RCRA-LQG FINDS	1007200224 CAL000056278
Relative: Higher	RCRA-LQG EPA Id: CAL000056278		
	FINDS Registry ID: 110055787536		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

E44
 North
 < 1/8
 0.098 mi.
 518 ft.

MOBIL #11-MW
 9401 GARVEY AVE E
 SOUTH EL MONTE, CA 91733

[Click here for full text details](#)

Relative:
 Higher

LUST
 Status: Case Closed
 Facility Id: I-01946
 Global ID: T0603702817

LUST **S102433631**
 N/A

E45
 North
 < 1/8
 0.098 mi.
 518 ft.

JACK TANIGUCHI 14-879
 9401 GARVEY AVE
 EL MONTE, CA 91733

[Click here for full text details](#)

Relative:
 Higher

HIST UST
 Facility Id: 00000040055

HIST UST **U001569470**
 N/A

E46
 North
 < 1/8
 0.098 mi.
 518 ft.

MOBIL #18-MWJ
 9401 GARVEY AVE.
 SOUTH EL MONTE, CA 91733

[Click here for full text details](#)

Relative:
 Higher

LUST
 Status: Completed - Case Closed
 Global Id: T0603758039

LUST **S109426509**
 N/A

E47
 North
 < 1/8
 0.098 mi.
 518 ft.

MOBIL OIL CO
 9401 GARVEY AVE
 SOUTH EL MONTE, CA 91733

[Click here for full text details](#)

Relative:
 Higher

SWEEPS UST
 Status: A
 Tank Status: A
 Comp Number: 1946

SWEEPS UST **S104537056**
 LOS ANGELES CO. HMS N/A

LOS ANGELES CO. HMS
 Facility ID: 001871-I01946
 Facility Status: Removed

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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H48 WSW < 1/8 0.098 mi. 519 ft. Relative: Lower	BOLCO ATHLETIC CO., INC. 2638 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details EMI Facility Id: 69850 WIP Facility Status: Historical	EMI WIP	S106765425 N/A
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H49 WSW < 1/8 0.098 mi. 519 ft. Relative: Lower	LA TRIM INC 2638 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details RCRA NonGen / NLR EPA Id: CAD983584111 FINDS Registry ID: 110002845654 ECHO Registry ID: 110002845654 LOS ANGELES CO. HMS Facility ID: 008398-I08979 Facility Status: Closed	RCRA NonGen / NLR FINDS ECHO LOS ANGELES CO. HMS	1000594570 CAD983584111
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E50 North < 1/8 0.100 mi. 529 ft. Relative: Higher	CALTRANS ROSEMEAD DS NE CORNER ROSEMEAD BLVD. AND GARVEY AVE. SOUTH EL MONTE, CA Click here for full text details SWF/LF Operational Status: Closed Regulation Status: Unpermitted Facility ID: 19-AA-5066	SWF/LF	S106079130 N/A
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MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

F51
South
< 1/8
0.102 mi.
541 ft.

LUV MANUFACTURING
2611 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

WIP S106765311
N/A

[Click here for full text details](#)

Relative:
Lower

WIP
Facility Status: Historical

F52
South
< 1/8
0.102 mi.
541 ft.

AAMEC CORP
2611 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

RCRA-SQG 1000200573
FINDS CAD009660226
ECHO

[Click here for full text details](#)

Relative:
Lower

RCRA-SQG
EPA Id: CAD009660226

FINDS
Registry ID:: 110002637665

ECHO
Registry ID: 110002637665

I53
ESE
< 1/8
0.103 mi.
544 ft.

LEISURE SHOE CO., INC
2657 LASHBROOK AVE
SOUTH EL MONTE, CA 91733

WIP S106766100
N/A

[Click here for full text details](#)

Relative:
Higher

WIP
Facility Status: Historical

J54
NE
< 1/8
0.106 mi.
562 ft.

AM PUMPING INC
9452 E GARVEY AVE
SOUTH EL MONTE, CA 91733

RCRA NonGen / NLR 1000350206
FINDS CAT080012776
ECHO

[Click here for full text details](#)

Relative:
Higher

RCRA NonGen / NLR
EPA Id: CAT080012776

FINDS
Registry ID:: 110006188017

ECHO
Registry ID: 110006188017

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
J55 NE < 1/8 0.106 mi. 562 ft.	GARVEY AUTO AND TRUCK SUPPLY 9452 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765227 N/A
Relative: Higher	WIP Facility Status: Historical		
J56 NE < 1/8 0.106 mi. 562 ft.	GARVEY AUTO AND TRUCK SUPPLY DBA 9452 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	RCRA-SQG FINDS ECHO	1000432150 CAD028124121
Relative: Higher	RCRA-SQG EPA Id: CAD028124121 FINDS Registry ID: 110002640036 ECHO Registry ID: 110002640036		
J57 NE < 1/8 0.106 mi. 562 ft.	AM PUMPING INC. 9452 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765190 N/A
Relative: Higher	WIP Facility Status: Historical		
I58 ESE < 1/8 0.107 mi. 564 ft.	ROCAM, INC. 2655 LASHBROOK AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766101 N/A
Relative: Higher	WIP Facility Status: Historical		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
K59 West < 1/8 0.109 mi. 573 ft.	BIRKESTRAND CO 2705 LEE AVE EL MONTE, CA 91733 Click here for full text details	RCRA-SQG FINDS ECHO	1000269798 CAD982488611
Relative: Lower	RCRA-SQG EPA Id: CAD982488611 FINDS Registry ID:: 110008279344 ECHO Registry ID: 110008279344		
K60 West < 1/8 0.109 mi. 573 ft.	BIRKESTRAND, INC. 2705 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765420 N/A
Relative: Lower	WIP Facility Status: Historical		
H61 WSW < 1/8 0.112 mi. 590 ft.	JUSTIN, INC. 2663 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765719 N/A
Relative: Lower	WIP Facility Status: Historical		
H62 WSW < 1/8 0.113 mi. 599 ft.	TRU-CUT GRINDING 2651 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766047 N/A
Relative: Lower	WIP Facility Status: Historical		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
H63 WSW < 1/8 0.113 mi. 599 ft.	ITAL CUSTOM CABINETS 2651 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765658 N/A
Relative: Lower	WIP Facility Status: Historical		
H64 SW < 1/8 0.116 mi. 612 ft.	VACANT BUILDING 2620 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765450 N/A
Relative: Lower	WIP Facility Status: Historical		
D65 WNW < 1/8 0.117 mi. 616 ft.	DIAMOND CAMSHAFT 2749 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765824 N/A
Relative: Lower	WIP Facility Status: Historical		
G66 SSW < 1/8 0.118 mi. 622 ft.	SPARTAN TERMITE CONTROL 9329 FERN ST SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765983 N/A
Relative: Lower			
D67 WNW < 1/8 0.118 mi. 623 ft.	HARBOR SEAL CO. 2755 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765661 N/A
Relative: Lower	WIP Facility Status: Historical		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

H68
WSW
 < 1/8
 0.119 mi.
 628 ft.

CROWN EQUIPMENT AND SUPPLY
 2645 LEE AVE
 SOUTH EL MONTE, CA 91733

WIP **S106765507**
 N/A

[Click here for full text details](#)

Relative:
 Lower

WIP
 Facility Status: Historical

H69
WSW
 < 1/8
 0.119 mi.
 628 ft.

W.H. ALIGOOD COMPANY
 2645 LEE AVE
 SOUTH EL MONTE, CA 91733

WIP **S106765348**
 N/A

[Click here for full text details](#)

Relative:
 Lower

WIP
 Facility Status: Historical

L70
WNW
 < 1/8
 0.120 mi.
 635 ft.

BEN CHERNICK
 2737 LEE AVE
 EL MONTE, CA 91733

LUST **S101296138**
HIST CORTESE **N/A**

[Click here for full text details](#)

Relative:
 Lower

LUST
 Status: Case Closed
 Status: Completed - Case Closed
 Facility Id: I-14400
 Global Id: T0603704164
 Global ID: T0603704164

HIST CORTESE
 Reg Id: I-14400

L71
WNW
 < 1/8
 0.120 mi.
 635 ft.

CHERNICK, BEN
 2737 LEE AVE
 SOUTH EL MONTE, CA 90000

SWEEPS UST **S106091139**
 N/A

[Click here for full text details](#)

Relative:
 Lower

SWEEPS UST
 Comp Number: 14400

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
I72 ESE 1/8-1/4 0.128 mi. 675 ft.	YON MING AUTO CO., INC. 2656 LASHBROOK AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S102813900 N/A
Relative: Higher	WIP Facility Status: Historical		
J73 ENE 1/8-1/4 0.131 mi. 694 ft.	FINE VALUE FURNITURE 9468 E GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766097 N/A
Relative: Higher	WIP Facility Status: Historical		
L74 WNW 1/8-1/4 0.132 mi. 698 ft.	GENERAL METAL ENGRAVING 9254 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765628 N/A
Relative: Lower	WIP Facility Status: Historical		
H75 SW 1/8-1/4 0.135 mi. 715 ft.	D T GRAPHICS 2621 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details	RCRA-SQG FINDS ECHO HAZNET	1000886266 CA0000134809
Relative: Lower	RCRA-SQG EPA Id: CA0000134809 FINDS Registry ID: 110002613878 ECHO Registry ID: 110002613878 HAZNET GEPaid: CA0000134809		

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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I76 ESE 1/8-1/4 0.137 mi. 723 ft.	VANSCO 2652 LASHBROOK AVE SOUTH EL MONTE, CA 91733	CPS-SLIC WIP	S106484621 N/A
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[Click here for full text details](#)

Relative:
Higher

CPS-SLIC
 Facility Status: Open - Inactive
 Global Id: SL603798811

[Click here to access the California GeoTracker records for this facility](#)

WIP
 Facility Status: Active

77 NNW 1/8-1/4 0.137 mi. 725 ft.	CALTRANS - ROSEMEAD DISPOSAL SITE 3000 ROSEMEAD BOULEVARD SOUTH EL MONTE, CA 91733	SWF/LF	S111075816 N/A
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[Click here for full text details](#)

Relative:
Higher

SWF/LF
 Status: Closed
 Site ID: 1892

K78 West 1/8-1/4 0.142 mi. 751 ft.	CGK INC DBA PARADISE STEEL 9220 MABEL AVE SOUTH EL MONTE, CA 91733	HAZNET WIP	S106766040 N/A
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[Click here for full text details](#)

Relative:
Lower

HAZNET
 GEPAID: CAL000412283

WIP
 Facility Status: Historical

J79 NE 1/8-1/4 0.155 mi. 820 ft.	UNITED TIRE AND AUTO CENTER 9505 GARVEY AVE SOUTH EL MONTE, CA 91733	WIP	S106766056 N/A
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[Click here for full text details](#)

Relative:
Higher

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
J80 NE 1/8-1/4 0.155 mi. 820 ft.	UNITED TIRE\BENEFICIAL FINANCE 9505 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	UST	U004049590 N/A
Relative: Higher	UST Facility Id: 31738		
J81 NE 1/8-1/4 0.155 mi. 820 ft.	UNITED TIRE/BENEFICIAL FINANCE 9505 E GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	LOS ANGELES CO. HMS	LUST S106669697 N/A
Relative: Higher	LUST Status: Completed - Case Closed Global Id: T0603724959 LOS ANGELES CO. HMS Facility ID: 022633-031738 Facility Status: Removed		
82 SSE 1/8-1/4 0.160 mi. 845 ft.	C.W. COLE & CO. INC. 2560 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765482 N/A
Relative: Lower	WIP Facility Status: Historical		
M83 SSE 1/8-1/4 0.161 mi. 848 ft.	TONEY'S AUTO ELECTRIC 2547 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766033 N/A
Relative: Lower			
84 NE 1/8-1/4 0.166 mi. 879 ft.	UNITED TIRE & AUTO CENTER 9501 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765430 N/A
Relative: Higher	WIP Facility Status: Historical		

MAP FINDINGS

Map ID			
Direction			EDR ID Number
Distance			EPA ID Number
Elevation	Site	Database(s)	

N85 SSW 1/8-1/4 0.166 mi. 879 ft. Relative: Lower	OK AUTO GROUP INC 2558 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details RCRA-CESQG EPA Id: CAL000343623	RCRA-CESQG	1018155024 CAL000343623
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M86 SSE 1/8-1/4 0.169 mi. 893 ft. Relative: Lower	TRIO CARBURETOR 2545 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details RCRA-SQG EPA Id: CAD983607193	RCRA-SQG FINDS ECHO	1000596740 CAD983607193
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FINDS
Registry ID: 110002861948

ECHO
Registry ID: 110002861948

87 West 1/8-1/4 0.171 mi. 902 ft. Relative: Lower	MPH ELECTRONICS INC. 2660 LOMA AVE SOUTH EL MONTE, CA 91733 Click here for full text details WIP Facility Status: Historical	WIP	S106765793 N/A
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N88 SSW 1/8-1/4 0.177 mi. 935 ft. Relative: Lower	COATINGS RESOURCE CORP. 2552 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details CPS-SLIC Facility Status: Open - Inactive Global Id: SL603798709	CPS-SLIC WIP	S106484525 N/A
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Click here to access the California GeoTracker records for this facility

WIP
Facility Status: Active

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
O89 WSW 1/8-1/4 0.182 mi. 959 ft.	GUN DRILLING SPECIALTIES INC. 2632 LOMA AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765655 N/A
Relative: Lower	WIP Facility Status: Historical		
M90 South 1/8-1/4 0.183 mi. 967 ft.	SNYDER RESEARCH LABORATORY 2535 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765976 N/A
Relative: Lower	WIP Facility Status: Historical		
P91 SW 1/8-1/4 0.187 mi. 986 ft.	LAWRENCE EQUIPMENT SALES/SRVE. 9231 FERN ST SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765737 N/A
Relative: Lower			
P92 SW 1/8-1/4 0.189 mi. 996 ft.	TOPAZ PRECISION, INC. 9229 FERN ST SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106766038 N/A
Relative: Lower	WIP Facility Status: Historical		
O93 WSW 1/8-1/4 0.191 mi. 1009 ft.	PETE'S POLISH 2624 LOMA AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765652 N/A
Relative: Lower	WIP Facility Status: Historical		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

N94 **RODRIGUEZ BROTHER'S DISPOSAL** **WIP** **S106765931**
SSW **2542 LEE AVE** **N/A**
1/8-1/4 **SOUTH EL MONTE, CA 91733**
0.192 mi.
1014 ft.
[Click here for full text details](#)
Relative:
Lower

O95 **A-AUTO SERVICE** **WIP** **S106765304**
WSW **2618 LOMA AVE** **N/A**
1/8-1/4 **SOUTH EL MONTE, CA 91733**
0.193 mi.
1018 ft.
[Click here for full text details](#)
Relative:
Lower
WIP
 Facility Status: Historical

O96 **IMPERIAL LAMINATORS** **WIP** **S106765681**
WSW **2620 LOMA AVE** **N/A**
1/8-1/4 **SOUTH EL MONTE, CA 91733**
0.194 mi.
1024 ft.
[Click here for full text details](#)
Relative:
Lower
WIP
 Facility Status: Historical

P97 **OLIVER MACHINE WORKS** **WIP** **S106765847**
SW **9215 FERN ST** **N/A**
1/8-1/4 **SOUTH EL MONTE, CA 91733**
0.202 mi.
1066 ft.
[Click here for full text details](#)
Relative:
Lower

M98 **SUNSET LADDER CO** **SWEEPS UST** **S102058838**
SSE **2526 NO ROSEMEAD BLVD** **HIST UST** **N/A**
1/8-1/4 **SOUTH EL MONTE, CA 91733** **LOS ANGELES CO. HMS**
0.207 mi. **WIP**
1094 ft.
[Click here for full text details](#)
Relative:
Lower
SWEEPS UST
 Status: A
 Comp Number: 9157

LOS ANGELES CO. HMS
 Facility ID: 009354-009157
 Facility Status: Removed

WIP

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

SUNSET LADDER CO (Continued)

S102058838

Facility Status: Historical

M99
SSE
1/8-1/4
0.207 mi.
1094 ft.

SUNSET LADDER CO
2526 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

HIST UST **U001569501**
N/A

[Click here for full text details](#)

Relative:
Lower

HIST UST
Facility Id: 00000041161

N100
SSW
1/8-1/4
0.208 mi.
1098 ft.

DAY-GLO COLOR CORP
2552 N LEE AVE
SOUTH EL MONTE, CA 91733

RCRA-SQG **1000138891**
EMI **CAD000043158**
LOS ANGELES CO. HMS

[Click here for full text details](#)

Relative:
Lower

RCRA-SQG
EPA Id: CAD000043158

EMI
Facility Id: 53081

LOS ANGELES CO. HMS
Facility ID: 000565-I00568
Facility Status: Closed

O101
WSW
1/8-1/4
0.211 mi.
1112 ft.

DON'S EQUIPMENT SERVICE
2623 LOMA AVE
SOUTH EL MONTE, CA 91733

WIP **S106765541**
N/A

[Click here for full text details](#)

Relative:
Lower

WIP
Facility Status: Historical

Q102
SSW
1/8-1/4
0.228 mi.
1204 ft.

M - MACHINE
2516 LEE AVE
SOUTH EL MONTE, CA 91733

WIP **S106765749**
N/A

[Click here for full text details](#)

Relative:
Lower

WIP
Facility Status: Historical

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
R103 South 1/8-1/4 0.230 mi. 1216 ft.	ABC DISTRIBUTING 2501 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765314 N/A
Relative: Lower	WIP Facility Status: Historical		
Q104 SSW 1/8-1/4 0.232 mi. 1225 ft.	LORENZO AND SONS BOILER GASKET 2512 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765747 N/A
Relative: Lower	WIP Facility Status: Historical		
Q105 SSW 1/8-1/4 0.233 mi. 1231 ft.	HARMONY METAL POLISHING 2510 LEE AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765662 N/A
Relative: Lower	WIP Facility Status: Historical		
Q106 SSW 1/8-1/4 0.233 mi. 1231 ft.	HARMONY METAL FINISHING 2510 LEE AVE EL MONTE, CA 91733 Click here for full text details	RCRA-SQG FINDS ECHO	1000301905 CAD009635764
Relative: Lower	RCRA-SQG EPA Id: CAD009635764 FINDS Registry ID: 110002637503 ECHO Registry ID: 110002637503		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
P107 SW 1/8-1/4 0.239 mi. 1262 ft.	SALVADOR T RANGEL JR 2557 LOMA AVE S EL MONTE, CA 91733 Click here for full text details	PEST LIC WIP	S106765488 N/A
Relative: Lower	WIP Facility Status: Historical		
S108 SW 1/8-1/4 0.241 mi. 1275 ft.	DIATON INC 2544 LOMA AV SOUTH EL MONTE, CA 91733 Click here for full text details	EMI WIP	S106765849 N/A
Relative: Lower	EMI Facility Id: 1122 WIP Facility Status: Historical		
S109 SW 1/8-1/4 0.242 mi. 1276 ft.	STANLEY PEST CONTROL 2555 LOMA AVE SOUTH EL MONTE, CA 91733 Click here for full text details	SWEEPS UST PEST LIC	S106932542 N/A
Relative: Lower	SWEEPS UST Comp Number: 14750		
110 ENE 1/8-1/4 0.242 mi. 1280 ft.	VACANT BUILDING 9549 GARVEY AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765592 N/A
Relative: Higher	WIP Facility Status: Historical		
T111 SW 1/8-1/4 0.246 mi. 1299 ft.	DON CONIGLIO, INC. 2563 LOMA AVE SOUTH EL MONTE, CA 91733 Click here for full text details	WIP	S106765493 N/A
Relative: Lower	WIP Facility Status: Historical		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

T112 DON CONIGLIO CO INC RCRA-SQG 1000886380
 SW 2563 LOMA AVE FINDS CA0000203430
 1/8-1/4 SOUTH EL MONTE, CA 91733 ECHO
 0.246 mi. LOS ANGELES CO. HMS
 1299 ft.

[Click here for full text details](#)

Relative:
 Lower RCRA-SQG
 EPA Id: CA0000203430

FINDS
 Registry ID:: 110070299328
 Registry ID:: 110002615527

ECHO
 Registry ID: 110002615527

LOS ANGELES CO. HMS
 Facility ID: 001778-I01853
 Facility Status: Closed

Q113 JFC CUSTOM FURNITURE REFINISH WIP S106765708
 SSW 2519 N LEE AVE N/A
 1/8-1/4 SOUTH EL MONTE, CA 91733
 0.248 mi.
 1307 ft.

[Click here for full text details](#)

Relative:
 Lower WIP
 Facility Status: Historical

U114 LA VICTORIA FOODS HIST UST S118412147
 WNW 9133 E GARVY AVENUE N/A
 1/8-1/4 ROSEMEAD, CA 91770
 0.248 mi.
 1309 ft.

[Click here for full text details](#)

Relative:
 Lower

U115 LA VICTORIA WDS S104539261
 WNW 9133 E GARVEY AVE WIP N/A
 1/8-1/4 ROSEMEAD, CA 91770
 0.248 mi.
 1309 ft.

[Click here for full text details](#)

Relative:
 Lower WDS
 Facility Id: 4 19I002168
 Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

WIP
 Facility Status: Historical

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

U116 WNW 1/8-1/4 0.248 mi. 1309 ft.	LA VICTORIA FOODS INC 240 S SIXTH AVE CITY OF INDUSTRY (CORPORATE NA, CA 91746	HIST UST WIP	1000432907 N/A
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[Click here for full text details](#)

Relative:
Lower
HIST UST
 Facility Id: 00000047138

WIP
 Facility Status: Historical

R117 SSE 1/4-1/2 0.257 mi. 1355 ft.	CHAMP CORP. 2500 ROSEMEAD BLVD N SOUTH EL MONTE, CA 91733	LUST HIST CORTESE	S101298162 N/A
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[Click here for full text details](#)

Relative:
Lower
LUST
 Status: Case Closed
 Status: Completed - Case Closed
 Facility Id: I-09430
 Global Id: T0603703419
 Global ID: T0603703419

HIST CORTESE
 Reg Id: I-09430

R118 SSE 1/4-1/2 0.257 mi. 1355 ft.	CHAMP CORP 2500 ROSEMEAD BLVD SOUTH EL MONTE, CA 91733	CPS-SLIC SWEEPS UST LOS ANGELES CO. HMS WIP	S102058814 N/A
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[Click here for full text details](#)

Relative:
Lower
CPS-SLIC
 Facility Status: Open - Inactive
 Global Id: SL603798705

Click here to access the California GeoTracker records for this facility

SWEEPS UST
 Status: A
 Tank Status: A
 Comp Number: 9430

LOS ANGELES CO. HMS
 Facility ID: 009603-009430
 Facility Status: Removed

WIP

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

CHAMP CORP (Continued)

S102058814

Facility Status: Active

119
NNW
1/4-1/2
0.261 mi.
1379 ft.

TODD PIPE AND SUPPLY CO.
3154 ROSEMEAD BLVD.
EL MONTE, CA 91706

CPS-SLIC
SWEEPS UST
WIP

S102791431
N/A

[Click here for full text details](#)

Relative:
Higher

CPS-SLIC

Facility Status: Open - Site Assessment
Global Id: SL603798747

[Click here to access the California GeoTracker records for this facility](#)

SWEEPS UST

Status: A
Comp Number: 14456

WIP

Facility Status: Active

V120
North
1/4-1/2
0.266 mi.
1402 ft.

HUBBLE SPECIALTY PRINTING
9300 WHITMORE ST
EL MONTE, CA 91731

CPS-SLIC
WIP

S106484633
N/A

[Click here for full text details](#)

Relative:
Lower

CPS-SLIC

Facility Status: Completed - Case Closed
Global Id: SL603798824

[Click here to access the California GeoTracker records for this facility](#)

WIP

Facility Status: Active

121
ENE
1/4-1/2
0.268 mi.
1415 ft.

LAUR METALS CO
9566 GARVEY AVE
SOUTH EL MONTE, CA 91733

SWRCY

S107137228
N/A

[Click here for full text details](#)

Relative:
Higher

SWRCY

Cert Id: RC10053

MAP FINDINGS

Map ID			
Direction			
Distance			
Elevation	Site	Database(s)	EDR ID Number EPA ID Number

R122	HOOTER BROS ENAMELING CO INC	RCRA-SQG	1000401436
SSE	2460 N ROSEMEAD BLVD	CPS-SLIC	CAD008337289
1/4-1/2	SOUTH EL MONTE, CA 91733	EMI	
0.271 mi.			
1433 ft.			

[Click here for full text details](#)

Relative:
Lower

RCRA-SQG
EPA Id: CAD008337289

CPS-SLIC
Facility Status: Completed - Case Closed
Global Id: SL603798716

[Click here to access the California GeoTracker records for this facility](#)

EMI
Facility Id: 125315
Facility Id: 53687

V123	JAN & SCHUYLER COMPANY	CPS-SLIC	S106484590
North	9240 WHITMORE ST	WIP	N/A
1/4-1/2	EL MONTE, CA 91731		
0.273 mi.			
1440 ft.			

[Click here for full text details](#)

Relative:
Higher

CPS-SLIC
Facility Status: Open - Inactive
Global Id: SL603798780

[Click here to access the California GeoTracker records for this facility](#)

WIP
Facility Status: Active

Q124	MARGE WARNER	LUST	S102058786
SSW	2459 LEE	HIST CORTESE	N/A
1/4-1/2	SOUTH EL MONTE, CA 91733	LOS ANGELES CO. HMS	
0.280 mi.			
1479 ft.			

[Click here for full text details](#)

Relative:
Lower

LUST
Status: Case Closed
Status: Completed - Case Closed
Facility Id: I-23117
Global Id: T0603704498
Global ID: T0603704498

HIST CORTESE
Reg Id: I-23117

LOS ANGELES CO. HMS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARGE WARNER (Continued)

S102058786

Facility ID: 013729-023117
Facility Status: Removed

V125
North
1/4-1/2
0.289 mi.
1525 ft.

SOUTHERN CALIFORNIA GAS CO.
9407 WHITMORE ST
EL MONTE, CA 91731

CPS-SLIC **S106484627**
WIP **N/A**

[Click here for full text details](#)

Relative:
Higher

CPS-SLIC

Facility Status: Completed - Case Closed
Global Id: SL603798817

[Click here to access the California GeoTracker records for this facility](#)

WIP

Facility Status: Historical

W126
NNW
1/4-1/2
0.302 mi.
1593 ft.

ROSEMEAD SPRINGS BUSINESS CTR
9231 WHITMORE ST
EL MONTE, CA 91731

CPS-SLIC **U001569380**
SWEEPS UST **N/A**
HIST UST
WIP

[Click here for full text details](#)

Relative:
Higher

CPS-SLIC

Facility Status: Completed - Case Closed
Global Id: SL603798818

[Click here to access the California GeoTracker records for this facility](#)

SWEEPS UST

Status: A
Comp Number: 13567

HIST UST

Facility Id: 00000041468

WIP

Facility Status: Historical
Facility Status: Active

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

W127
NNW
1/4-1/2
0.318 mi.
1678 ft.

GLENBOROUGH CORP./SO. CAL GAS
3200 ROSEMEAD BLVD
EL MONTE, CA 91731

CPS-SLIC **S106484642**
WIP **N/A**

[Click here for full text details](#)

Relative:
Higher

CPS-SLIC
Facility Status: Completed - Case Closed
Global Id: SL603798834

[Click here to access the California GeoTracker records for this facility](#)

WIP
Facility Status: Active

128
SW
1/4-1/2
0.322 mi.
1698 ft.

VAGA INDUSTRIES
2505 LOMA AVE
SOUTH EL MONTE, CA 91733

RCRA-LQG **1000142725**
ENVIROSTOR **CAD009693904**
SWEEPS UST
HIST UST
ICIS
FINDS
ECHO
EMI
LOS ANGELES CO. HMS
WIP

[Click here for full text details](#)

Relative:
Lower

RCRA-LQG
EPA Id: CAD009693904

ENVIROSTOR
Facility Id: 71002320
Status: Refer: Other Agency

SWEEPS UST
Status: A
Comp Number: 6694

HIST UST
Facility Id: 00000041313

ICIS
FRS ID:: 110000782305

FINDS
Registry ID:: 110000782305

ECHO
Registry ID: 110000782305

EMI

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VAGA INDUSTRIES (Continued)

1000142725

Facility Id: 15707

LOS ANGELES CO. HMS

Facility ID: 006474-I06694
Facility ID: 006474-006694
Facility Status: Closed
Facility Status: Removed

WIP

Facility Status: Historical

129
West
1/4-1/2
0.327 mi.
1725 ft.

MARGE CARSON INC
9056 E GARVEY AV
ROSEMEAD, CA 91770

CPS-SLIC 1001615085
EMI N/A
WIP

[Click here for full text details](#)

Relative:
Lower

CPS-SLIC

Facility Status: Completed - Case Closed
Global Id: SL603798819

[Click here to access the California GeoTracker records for this facility](#)

EMI

Facility Id: 24226

WIP

Facility Status: Backlog
Facility Status: Historical

130
South
1/4-1/2
0.336 mi.
1774 ft.

BROADWAY PLASTIC
2423 N. TROY AVE.
SOUTH EL MONTE, CA 91733

SEMS 1019328252
CAN000903570

[Click here for full text details](#)

Relative:
Lower

131
North
1/4-1/2
0.343 mi.
1811 ft.

FORMER JAB HOLDINGS INC.
9401 EAST WHITMORE STREET
EL MONTE, CA 91731

CPS-SLIC S102003949
EMI N/A
ENF
CIWQS
WIP

[Click here for full text details](#)

Relative:
Higher

CPS-SLIC

Facility Status: Completed - Case Closed
Global Id: SL603792647

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER JAB HOLDINGS INC. (Continued)

S102003949

[Click here to access the California GeoTracker records for this facility](#)

EMI

Facility Id: 1070

ENF

Status: Active
Facility Id: 233260
Status: Historical

WIP

Facility Status: Backlog

132
South
1/4-1/2
0.345 mi.
1821 ft.

HYDE ENGINEERING CORP.
2428 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

CPS-SLIC **S106484586**
WIP **N/A**

[Click here for full text details](#)

Relative:
Lower

CPS-SLIC

Facility Status: Completed - Case Closed
Global Id: SL603798776

[Click here to access the California GeoTracker records for this facility](#)

WIP

Facility Status: Backlog

133
SE
1/4-1/2
0.368 mi.
1944 ft.

PAUL PACIFIC PLUMBING
2463 CHICO AVE
SOUTH EL MONTE, CA 91733

CPS-SLIC **S106766187**
WIP **N/A**

[Click here for full text details](#)

Relative:
Higher

CPS-SLIC

Facility Status: Completed - Case Closed
Global Id: SL603798827

[Click here to access the California GeoTracker records for this facility](#)

WIP

Facility Status: Historical

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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134
NNW
1/4-1/2
0.396 mi.
2091 ft.

APPLIED COATINGS LININGS INC
3224 N ROSEMEAD BLVD
EL MONTE, CA 91731

CPS-SLIC SWEEPS UST HIST UST CA FID UST LOS ANGELES CO. HMS NPDES CIWQS WIP	S101618881 N/A
--	-------------------

Relative:
Higher

[Click here for full text details](#)

CPS-SLIC
Facility Status: Completed - Case Closed
Global Id: SL603798724

[Click here to access the California GeoTracker records for this facility](#)

SWEEPS UST
Status: A
Comp Number: 9190

CA FID UST
Status: A
Facility Id: 19029057

LOS ANGELES CO. HMS
Facility ID: 009383-009190
Facility Status: Removed

NPDES
Facility Status: Active

WIP
Facility Status: Active

X135
SSW
1/4-1/2
0.442 mi.
2336 ft.

ZACKY FOODS CO
2325 LOMA AVE N
SOUTH EL MONTE, CA 91733

LUST	S111711317 N/A
------	-------------------

Relative:
Lower

[Click here for full text details](#)

LUST
Status: Completed - Case Closed
Global Id: T0603792888

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

X136
SSW
1/4-1/2
0.442 mi.
2336 ft.

ZACKY FARMS
2325 S LOMA ST
EL MONTE, CA 91733

[Click here for full text details](#)

Relative:
Lower

RCRA-SQG 1000273364
LUST CAD981672876
SWEEPS UST
HIST UST
FINDS
ECHO
WDS

RCRA-SQG
EPA Id: CAD981672876

LUST
Status: Leak being confirmed
Facility Id: R-03835
Global ID: T0603792888

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 3835

HIST UST
Facility Id: 00000055932

FINDS
Registry ID: 110002745281

ECHO
Registry ID: 110002745281

WDS
Facility Id: 4 19I004628
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

Y137
West
1/4-1/2
0.444 mi.
2345 ft.

DURHAM TRANSPORTATION
2713 RIVER
ROSEMEAD, CA 91770

[Click here for full text details](#)

Relative:
Lower

CPS-SLIC S100872739
ENF N/A
HIST CORTESE

CPS-SLIC
Facility Status: Open - Site Assessment
Global Id: SL603798825

[Click here to access the California GeoTracker records for this facility](#)

ENF
Status: Historical
Facility Id: 221679
Status: Historical

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DURHAM TRANSPORTATION (Continued)

S100872739

HIST CORTESE

Reg Id: 917700016

Y138
West
1/4-1/2
0.444 mi.
2345 ft.

RUSSELL TRANSPORTATION INC.
2713 RIVER AVE N
ROSEMEAD, CA 91770

LUST **S101297884**
N/A

[Click here for full text details](#)

Relative:
Lower

LUST

Status: Pollution Characterization
Facility Id: 917700016
Global ID: T0603702642

Z139
SE
1/4-1/2
0.452 mi.
2385 ft.

RAYPACK, INC.
2410 & 2416 CHICO AVE.
SOUTH EL MONTE, CA 91733

CPS-SLIC **S118504566**
N/A

[Click here for full text details](#)

Relative:
Higher

CPS-SLIC

Facility Status: Completed - Case Closed
Global Id: SL603798771

[Click here to access the California GeoTracker records for this facility](#)

Z140
SE
1/4-1/2
0.468 mi.
2470 ft.

MONTEREY CASKET CO INC
2404 CHICO AVE
SOUTH EL MONTE, CA 91733

CPS-SLIC **S103978278**
EMI **N/A**
WIP

[Click here for full text details](#)

Relative:
Lower

CPS-SLIC

Facility Status: Open - Inactive
Global Id: SL603798826

[Click here to access the California GeoTracker records for this facility](#)

EMI

Facility Id: 44504

WIP

Facility Status: Active

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

Z141
SE
1/4-1/2
0.469 mi.
2475 ft.

SILVER STREAK TRAILER COMPANY
2319 CHICO AVE.
SOUTH EL MONTE, CA 91733

CPS-SLIC
WIP **S106484617**
 N/A

[Click here for full text details](#)

Relative:
Lower

CPS-SLIC
Facility Status: Completed - Case Closed
Global Id: SL603798807

[Click here to access the California GeoTracker records for this facility](#)

WIP

Facility Status: Active

142
South
1/4-1/2
0.485 mi.
2559 ft.

RAYMOND DOLLAR CORP.
2206 TROY
SOUTH EL MONTE, CA 91733

CPS-SLIC **S101539838**
 N/A

[Click here for full text details](#)

Relative:
Lower

CPS-SLIC
Facility Status: No further action required

AA143
South
1/4-1/2
0.494 mi.
2610 ft.

PACIFIC COAST DRUM COMPAN
2200 ROSEMEAD
SOUTH EL MONTE, CA 91773

HIST CORTESE **S101298161**
 N/A

[Click here for full text details](#)

Relative:
Lower

HIST CORTESE
Reg Id: 107.0266

AA144
South
1/4-1/2
0.494 mi.
2610 ft.

DITTY CONTAINER
2200 N ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

RCRA-SQG **1000249956**
LUST **CAD028126977**
HIST UST
ICIS
US AIRS
FINDS
ECHO

[Click here for full text details](#)

Relative:
Lower

RCRA-SQG
EPA Id: CAD028126977

LUST
Status: Pollution Characterization
Facility Id: 107.0266
Global ID: T0603700161

HIST UST

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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DITTY CONTAINER (Continued)

1000249956

Facility Id: 00000020986

ICIS

FRS ID:: 110009529616

US AIRS

EPA plant ID:: 110009529616

FINDS

Registry ID:: 110009529616

ECHO

Registry ID: 110009529616

AA145
South
1/4-1/2
0.494 mi.
2610 ft.

PACIFIC COAST DRUM COMPANY
2200 N. ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733

CPS-SLIC S108753642
N/A

[Click here for full text details](#)

Relative:
Lower

CPS-SLIC

Facility Status: Completed - Case Closed
Global Id: SL603798723

[Click here to access the California GeoTracker records for this facility](#)

146
NNW
1/2-1
0.551 mi.
2910 ft.

UNKNOWN
C/O AEROJET & TELSTAR
EL MONTE, CA

Notify 65 S100178007
N/A

[Click here for full text details](#)

Relative:
Higher

147
NNE
1/2-1
0.577 mi.
3049 ft.

MICRO GAGE INC
9537 TELSTAR AVE
EL MONTE, CA 91731

RCRA-SQG 1000365891
ENVIROSTOR CAD066248287
CPS-SLIC
FINDS
ECHO
HAZNET
WIP

[Click here for full text details](#)

Relative:
Higher

RCRA-SQG

EPA Id: CAD066248287

ENVIROSTOR

Facility Id: 71002529

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MICRO GAGE INC (Continued)

1000365891

Status: Refer: Other Agency

CPS-SLIC

Facility Status: Completed - Case Closed
Global Id: SL603798792

[Click here to access the California GeoTracker records for this facility](#)

FINDS

Registry ID:: 110002654805

ECHO

Registry ID: 110002654805

HAZNET

GEPAID: CAD066248287

WIP

Facility Status: Historical
Facility Status: Active

148
South
1/2-1
0.590 mi.
3115 ft.

BOER GRAPHICS (ROBERT GRAPHIC ARTS)
9323 RUSH ST
S EL MONTE, CA 91733

ENVIROSTOR
HWP

S109467235
N/A

[Click here for full text details](#)

Relative:
Lower

ENVIROSTOR

Facility Id: 80001533
Status: Inactive - Needs Evaluation

HWP

EPA Id: CAD008246746
Cleanup Status: PROTECTIVE FILER

149
SSE
1/2-1
0.677 mi.
3577 ft.

JENCO PLATING INC.
9536 E. RUSH ST.
SOUTH EL MONTE, CA 91733

RCRA-LQG
ENVIROSTOR
HIST UST
EMI
LOS ANGELES CO. HMS
NPDES
WDS
CIWQS
WIP

1000177592
CAD981450562

[Click here for full text details](#)

Relative:
Lower

RCRA-LQG

EPA Id: CAD981450562

ENVIROSTOR

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JENCO PLATING INC. (Continued)

1000177592

Facility Id: 71002854
Status: Refer: Other Agency

HIST UST

Facility Id: 00000055685

EMI

Facility Id: 62852

LOS ANGELES CO. HMS

Facility ID: 003098-I03209
Facility Status: Closed

NPDES

Facility Status: Active

WDS

Facility Id: 4 19I001469
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

WIP

Facility Status: Historical

150
North
1/2-1
0.709 mi.
3742 ft.
Relative:
Higher

SARGENT FLETCHER INC
9400 E FLAIR DRIVE
EL MONTE, CA 91731

[Click here for full text details](#)

RCRA-LQG 1000233728
ENVIROSTOR CAD008322737
SWEEPS UST
HIST UST
CA FID UST
EMI
LOS ANGELES CO. HMS
LA Co. Site Mitigation
CIWQS

RCRA-LQG

EPA Id: CAD008322737

ENVIROSTOR

Facility Id: 71002188
Status: Refer: Other Agency

SWEEPS UST

Status: A
Tank Status: A
Comp Number: 9078

CA FID UST

Status: A

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SARGENT FLETCHER INC (Continued)

1000233728

Facility Id: 19003209

EMI

Facility Id: 103888

Facility Id: 15549

LOS ANGELES CO. HMS

Facility ID: 009277-009078

Facility Status: Removed

LA Co. Site Mitigation

Facility Id: FA0010777

Site ID: SD0012041

Case ID: RO0012041

151
NNW
1/2-1
0.710 mi.
3751 ft.

AEROJET GENERAL CORP.
9100 FLAIR DRIVE
EL MONTE, CA 91731

RESPONSE S107143058
ENVIROSTOR N/A
Cortese

[Click here for full text details](#)

Relative:
Higher

RESPONSE

Status: Active

Facility Id: 60000742

ENVIROSTOR

Facility Id: 60000742

Status: Active

Cortese

Envirostor Id: 60000742

Cleanup Status: ACTIVE

AB152
ESE
1/2-1
0.710 mi.
3751 ft.

ALUM-A-COAT
9859 E. KALE STREET
SOUTH EL MONTE, CA 91733

ENVIROSTOR S122221898
N/A

[Click here for full text details](#)

Relative:
Higher

ENVIROSTOR

Facility Id: 71003529

Status: Refer: Other Agency

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
AB153 ESE 1/2-1 0.741 mi. 3912 ft.	ALUM-A-COAT INC 2439 SEAMAN AVENUE SOUTH EL MONTE, CA 91733 Click here for full text details	ENVIROSTOR	S122221852 N/A
Relative: Higher	ENVIROSTOR Facility Id: 19340725 Status: Refer: Other Agency		
154 SSE 1/2-1 0.833 mi. 4396 ft.	COOPER DRUM COMPANY 9630 EL POCHE SOUTH EL MONTE, CA 91733 Click here for full text details	ENVIROSTOR ENF WIP	1000594211 N/A
Relative: Lower	ENVIROSTOR Facility Id: 19500245 Status: Refer: RWQCB		
	ENF Status: Historical Facility Id: 215655 Status: Historical		
	WIP Facility Status: Historical		
155 SE 1/2-1 0.913 mi. 4823 ft.	EL MONTE DISPOSAL SERVICE STORAGE YARD, MAPLE CANYON SOUTH EL MONTE, CA 91732 Click here for full text details	RESPONSE ENVIROSTOR HIST Cal-Sites	S100351189 N/A
Relative: Higher	RESPONSE Status: Certified Facility Id: 19490219		
	ENVIROSTOR Facility Id: 19490219 Status: Certified		

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	12/20/2018	12/21/2018	02/28/2019
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2017	06/12/2018	08/06/2018
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	10/22/2018	10/23/2018	11/30/2018
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	10/22/2018	10/23/2018	11/30/2018
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	10/22/2018	10/23/2018	11/30/2018
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	10/24/2018	01/24/2019	03/05/2019
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	12/03/2018	12/04/2018	01/11/2019
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	12/20/2018	12/21/2018	02/28/2019
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	08/28/2018	08/30/2018	11/01/2018
CA	CUPA SAN FRANCISCO CO	CUPA Facility Listing	San Francisco County Department of Environmen	09/11/2018	09/12/2018	09/19/2018
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	12/03/2018	12/05/2018	01/11/2019
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	11/13/2018	12/04/2018	01/15/2019
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	10/04/2018	10/05/2018	11/01/2018
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	12/13/2018	01/17/2019	03/05/2019
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2017	06/20/2018	08/06/2018
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	11/01/2018	11/02/2018	12/13/2018
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	01/28/2019	01/29/2019	03/05/2019
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	01/10/2019	01/23/2019	03/05/2019
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	02/15/2019	02/19/2019	03/05/2019
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	09/26/2018	09/28/2018	11/01/2018
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2017	10/10/2018	11/16/2018
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	02/19/2019	02/20/2019	03/05/2019
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	01/07/2019	01/08/2019	03/05/2019
CA	ICE	ICE	Department of Toxic Substances Control	02/19/2019	02/20/2019	03/05/2019
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	12/10/2018	12/11/2018	01/15/2019
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	11/29/2018	12/04/2018	01/11/2019
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	MINES	Mines Site Location Listing	Department of Conservation	12/10/2018	12/12/2018	01/15/2019
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	11/09/2018	12/05/2018	01/11/2019
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	09/19/2018	09/20/2018	10/19/2018
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	02/11/2019	02/12/2019	03/07/2019
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	12/03/2018	12/05/2018	01/11/2019
CA	PROC	Certified Processors Database	Department of Conservation	12/10/2018	12/12/2018	01/15/2019
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	01/28/2019	01/29/2019	03/05/2019
CA	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover	07/01/2013	07/01/2013	01/13/2014
CA	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board	07/01/2013	07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	09/11/2018	09/12/2018	10/11/2018
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	01/28/2019	01/29/2019	03/05/2019
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victov	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	02/11/2019	02/12/2019	03/05/2019
CA	SWRCY	Recycler Database	Department of Conservation	12/10/2018	12/12/2018	01/15/2019
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	04/27/2018	06/13/2018	07/17/2018
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	12/10/2018	12/11/2018	01/15/2019
CA	UST	Active UST Facilities	SWRCB	12/10/2018	12/11/2018	01/15/2019
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	12/10/2018	12/12/2018	01/16/2019
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	12/04/2018	12/06/2018	12/14/2018
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	01/28/2019	01/29/2019	03/05/2019
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	05/08/2018	07/11/2018	09/13/2018
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	12/10/2018	12/12/2018	01/18/2019
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	12/10/2018	12/11/2018	01/15/2019
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/10/2018	09/11/2018	09/14/2018
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2018	10/12/2018	12/07/2018
US	CORRACTS	Corrective Action Report	EPA	03/01/2018	03/28/2018	06/22/2018
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	10/01/2018	10/30/2018	01/18/2019
US	Delisted NPL	National Priority List Deletions	EPA	02/06/2019	02/15/2019	03/15/2019
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	09/02/2018	09/05/2018	09/14/2018
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	02/04/2019	02/08/2019	03/08/2019
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	11/07/2016	01/05/2017	04/07/2017
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	05/15/2017	05/30/2017	10/13/2017
US	FINDS	Facility Index System/Facility Registry System	EPA	02/15/2019	03/05/2019	03/15/2019
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/22/2018	08/22/2018	10/05/2018
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/26/2018	03/27/2018	06/08/2018
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/13/2018	05/18/2018	07/20/2018
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/12/2018	05/18/2018	07/20/2018
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/08/2018	05/18/2018	07/20/2018
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/12/2018	05/18/2018	07/20/2018
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/01/2018	05/18/2018	07/20/2018
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/24/2018	05/18/2018	07/20/2018
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/25/2018	05/18/2018	07/20/2018
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/10/2018	05/18/2018	07/20/2018
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/13/2018	05/18/2018	07/20/2018
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/12/2018	05/18/2018	07/20/2018
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/08/2018	05/18/2018	07/20/2018
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/12/2018	05/18/2018	07/20/2018
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/01/2018	05/18/2018	07/20/2018
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/24/2018	05/18/2018	07/20/2018
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/25/2018	05/18/2018	07/20/2018
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/10/2018	05/18/2018	07/20/2018
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	12/12/2018	12/28/2018	01/11/2019
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	12/12/2018	12/28/2018	01/11/2019
US	LUCIS	Land Use Control Information System	Department of the Navy	10/17/2018	10/25/2018	12/07/2018
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	NPL	National Priority List	EPA	02/06/2019	02/15/2019	03/15/2019
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	09/14/2018	10/11/2018	12/07/2018
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	05/24/2017	11/30/2017	12/15/2017
US	PRP	Potentially Responsible Parties	EPA	08/13/2018	10/04/2018	11/09/2018
US	Proposed NPL	Proposed National Priority List Sites	EPA	02/06/2019	02/15/2019	03/15/2019
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/02/2019	01/03/2019	03/15/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RMP	Risk Management Plans	Environmental Protection Agency	10/26/2018	11/06/2018	01/11/2019
US	ROD	Records Of Decision	EPA	12/12/2018	12/28/2018	01/11/2019
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	02/06/2019	02/15/2019	03/15/2019
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	02/06/2019	02/15/2019	03/15/2019
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2016	01/10/2018	01/12/2018
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/21/2017	01/05/2018
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	06/23/2017	10/11/2017	11/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/17/2018	12/18/2018	01/11/2019
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	09/21/2018	09/21/2018	11/09/2018
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/21/2018	09/21/2018	11/09/2018
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/01/2018	08/29/2018	10/05/2018
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/30/2017	06/19/2018	09/14/2018

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	02/11/2019	02/12/2019	03/04/2019
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2017	07/13/2018	08/01/2018
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	01/30/2019	02/14/2019
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2017	10/23/2018	11/27/2018
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2017	02/23/2018	04/09/2018
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2017	06/15/2018	07/09/2018
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish & Game			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		PennWell Corporation			
US	Electric Power Transmission Line Data		PennWell Corporation			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

ROSEMEAD
2727 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733

TARGET PROPERTY COORDINATES

Latitude (North):	34.061281 - 34° 3' 40.61"
Longitude (West):	118.06513 - 118° 3' 54.47"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	401703.9
UTM Y (Meters):	3769267.8
Elevation:	244 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5630799 EL MONTE, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

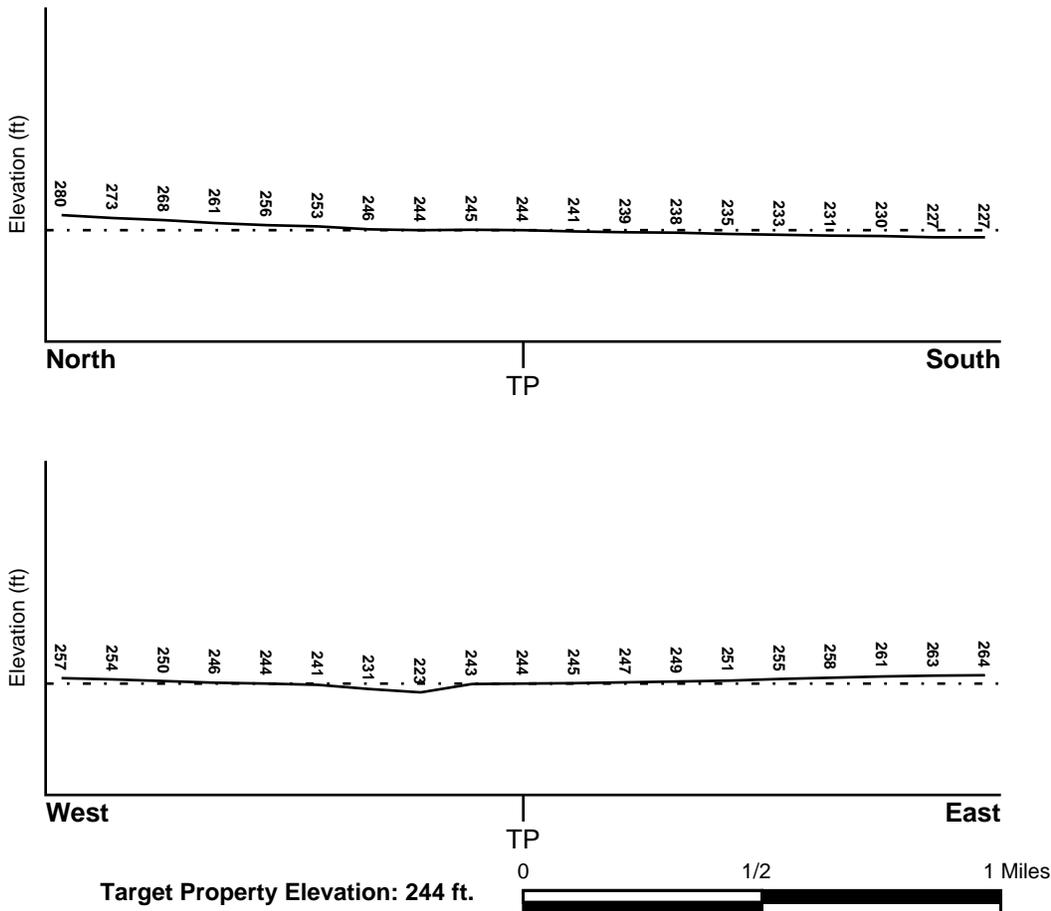
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06037C1665F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06037C1675F	FEMA FIRM Flood data
06037C1670F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
EL MONTE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam
 clay
 silt loam
 loamy sand
 sandy loam
 fine sand
 clay loam
 gravelly - sandy loam
 coarse sand
 gravelly - sand
 sand

Surficial Soil Types: loam
 clay
 silt loam
 loamy sand
 sandy loam
 fine sand
 clay loam
 gravelly - sandy loam
 coarse sand
 gravelly - sand
 sand

Shallow Soil Types: fine sandy loam
 gravelly - loam
 sand
 silty clay

Deeper Soil Types: stratified
 clay loam
 silty clay loam
 gravelly - sandy loam
 coarse sand
 sand
 weathered bedrock
 very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	USGS40000140359	1/8 - 1/4 Mile West
A2	USGS40000140339	1/8 - 1/4 Mile West
A3	USGS40000140340	1/8 - 1/4 Mile West
A4	USGS40000140341	1/4 - 1/2 Mile West
7	USGS40000140459	1/2 - 1 Mile NE
8	USGS40000140300	1/2 - 1 Mile WSW
11	USGS40000140246	1/2 - 1 Mile WSW
17	USGS40000140219	1/2 - 1 Mile WSW
E23	USGS40000140549	1/2 - 1 Mile NW
E24	USGS40000140550	1/2 - 1 Mile NW
25	USGS40000140294	1/2 - 1 Mile West

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
B5	1386	1/4 - 1/2 Mile NNW
B6	1395	1/4 - 1/2 Mile NNW
9	1385	1/2 - 1 Mile North
10	CADW60000005164	1/2 - 1 Mile SSE
C12	1423	1/2 - 1 Mile South
C13	1392	1/2 - 1 Mile South
C14	1424	1/2 - 1 Mile South
C15	1426	1/2 - 1 Mile South
C16	1425	1/2 - 1 Mile South
D18	1379	1/2 - 1 Mile ENE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
D19	1378	1/2 - 1 Mile ENE
D20	1393	1/2 - 1 Mile ENE
D21	1397	1/2 - 1 Mile ENE
D22	1394	1/2 - 1 Mile ENE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG11000204925	1/4 - 1/2 Mile West
2	CAOG11000204712	1/2 - 1 Mile NNW
3	CAOG11000214172	1/2 - 1 Mile SSW
4	CAOG11000214124	1/2 - 1 Mile WNW

PHYSICAL SETTING SOURCE MAP - 5597590.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: Rosemead
 ADDRESS: 2727 Rosemead Blvd.
 South El Monte CA 91733
 LAT/LONG: 34.061281 / 118.06513

CLIENT: Ralph Stone & Co., Inc.
 CONTACT: David Klein
 INQUIRY #: 5597590.2s
 DATE: March 21, 2019 4:05 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
1	West	1/4 - 1/2 Mile		OIL_GAS	CAOG11000204925
Click here for full text details					
2	NNW	1/2 - 1 Mile		OIL_GAS	CAOG11000204712
Click here for full text details					
3	SSW	1/2 - 1 Mile		OIL_GAS	CAOG11000214172
Click here for full text details					
4	WNW	1/2 - 1 Mile		OIL_GAS	CAOG11000214124
Click here for full text details					
A1	West	1/8 - 1/4 Mile	Lower	FED USGS	USGS40000140359
Click here for full text details					
A2	West	1/8 - 1/4 Mile	Lower	FED USGS	USGS40000140339
Click here for full text details					
A3	West	1/8 - 1/4 Mile	Lower	FED USGS	USGS40000140340
Click here for full text details					
A4	West	1/4 - 1/2 Mile	Lower	FED USGS	USGS40000140341
Click here for full text details					
B5	NNW	1/4 - 1/2 Mile	Higher	CA WELLS	1386
Click here for full text details					

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
B6	NNW	1/4 - 1/2 Mile	Higher	CA WELLS	1395
			Click here for full text details		
7	NE	1/2 - 1 Mile	Higher	FED USGS	USGS40000140459
			Click here for full text details		
8	WSW	1/2 - 1 Mile	Lower	FED USGS	USGS40000140300
			Click here for full text details		
9	North	1/2 - 1 Mile	Higher	CA WELLS	1385
			Click here for full text details		
10	SSE	1/2 - 1 Mile	Lower	CA WELLS	CADW60000005164
			Click here for full text details		
11	WSW	1/2 - 1 Mile	Lower	FED USGS	USGS40000140246
			Click here for full text details		
C12	South	1/2 - 1 Mile	Lower	CA WELLS	1423
			Click here for full text details		
C13	South	1/2 - 1 Mile	Lower	CA WELLS	1392
			Click here for full text details		
C14	South	1/2 - 1 Mile	Lower	CA WELLS	1424
			Click here for full text details		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
C15 South 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	1426
C16 South 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	1425
17 WSW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000140219
D18 ENE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	1379
D19 ENE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	1378
D20 ENE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	1393
D21 ENE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	1397
D22 ENE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	1394
E23 NW 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000140549

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

E24
NW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000140550

25
West
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000140294

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91733	1	0

Federal EPA Radon Zone for LOS ANGELES County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX F

HYDROLOGY AND WATER QUALITY STUDIES

HYDROLOGY REPORT

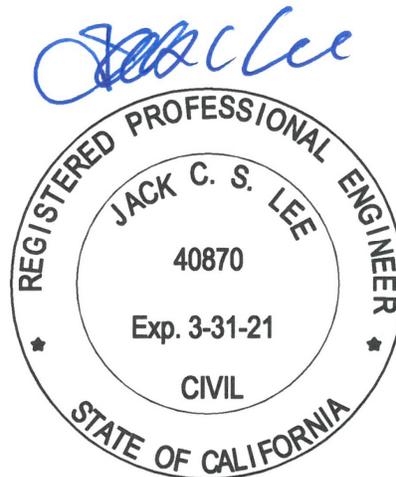
DATE 07/28/2020

JOB ADDRESS:

2727 Rosemead Blvd.,
South El Monte, CA

PREPARED BY:

Cal Land Engineering, Inc.
576 E. Lambert Road,
Brea, Ca 92821

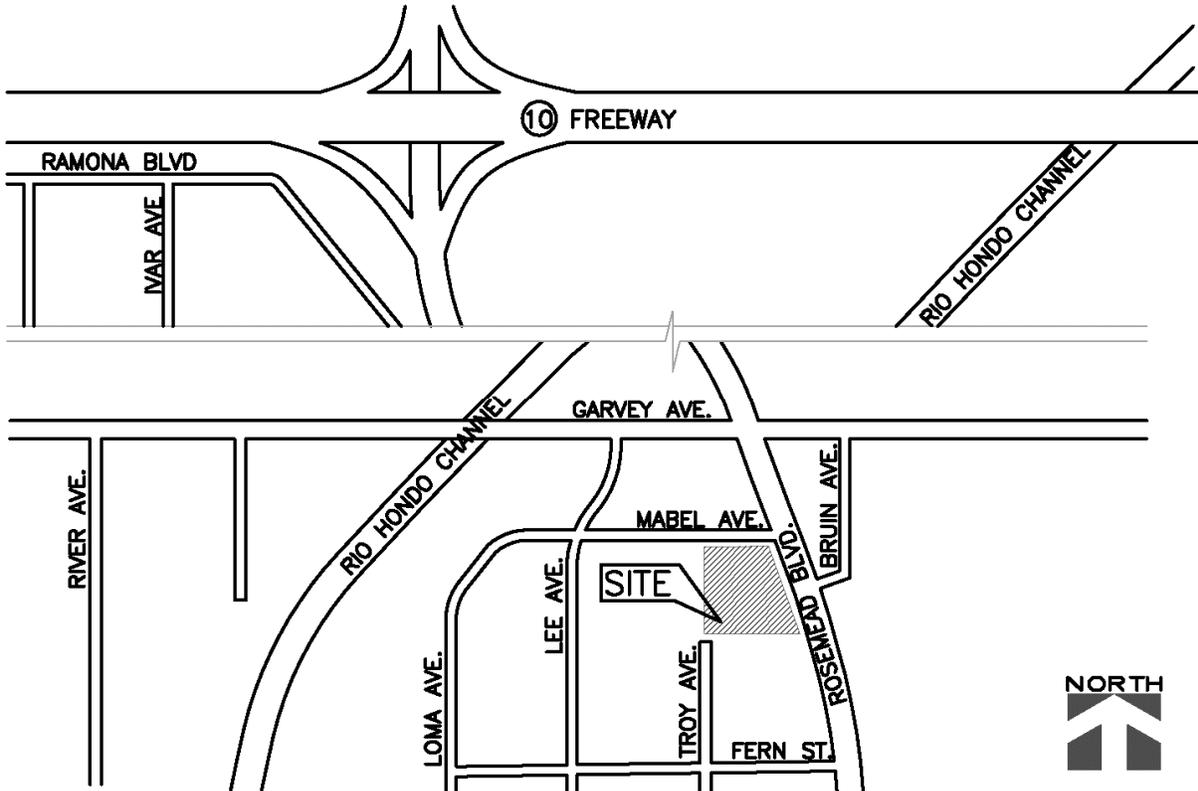


Introduction

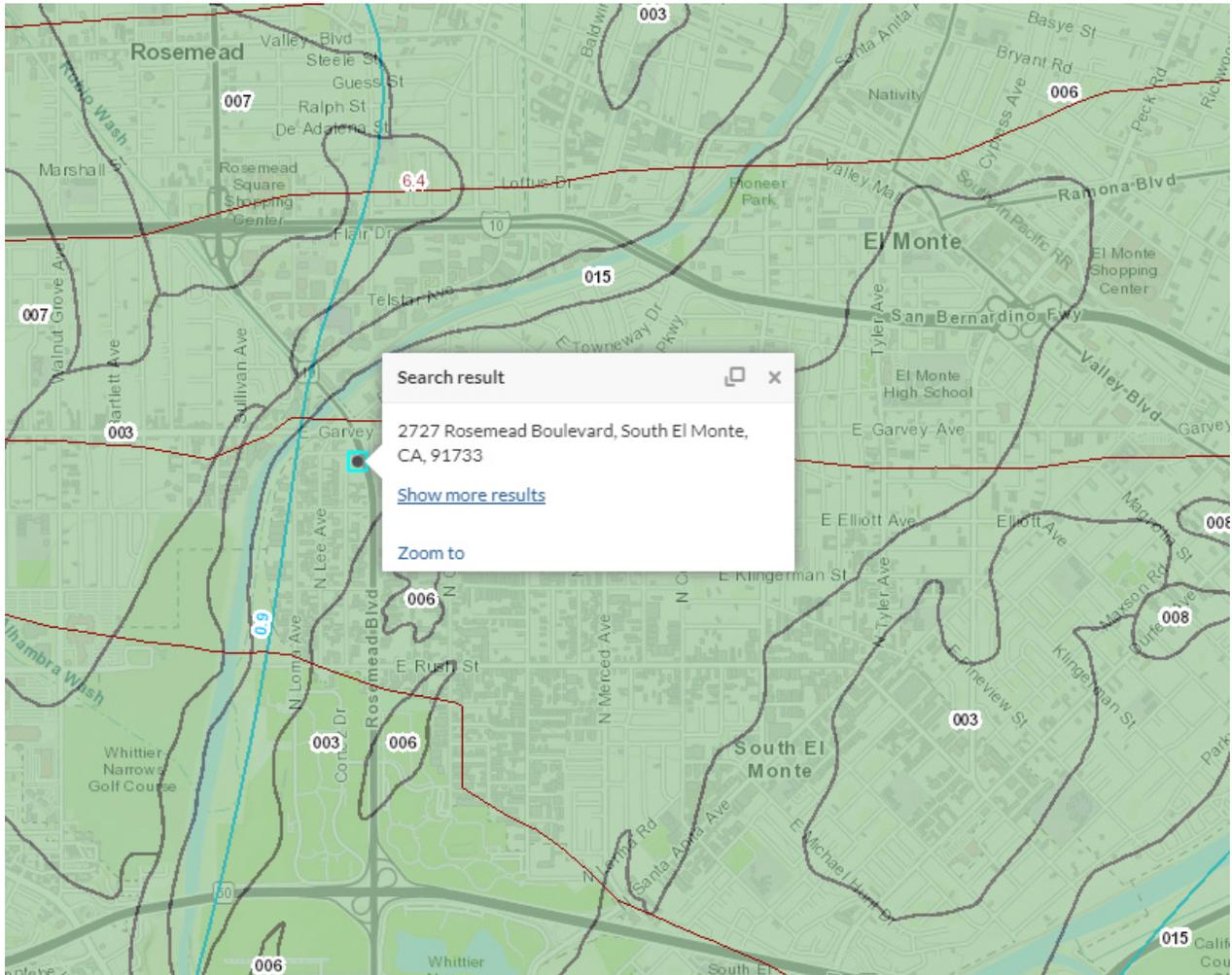
The project site is located in the City of South El Monte as shown on the map below.

The project has a relatively flat slope, existing drainage flow drains to southwest direction from northeast. Hydraulic calculation is based on 50-year storm event. Off-site drainage is not expected for this project. The proposed development is to construct a 4 story mixed use residential/commercial building.

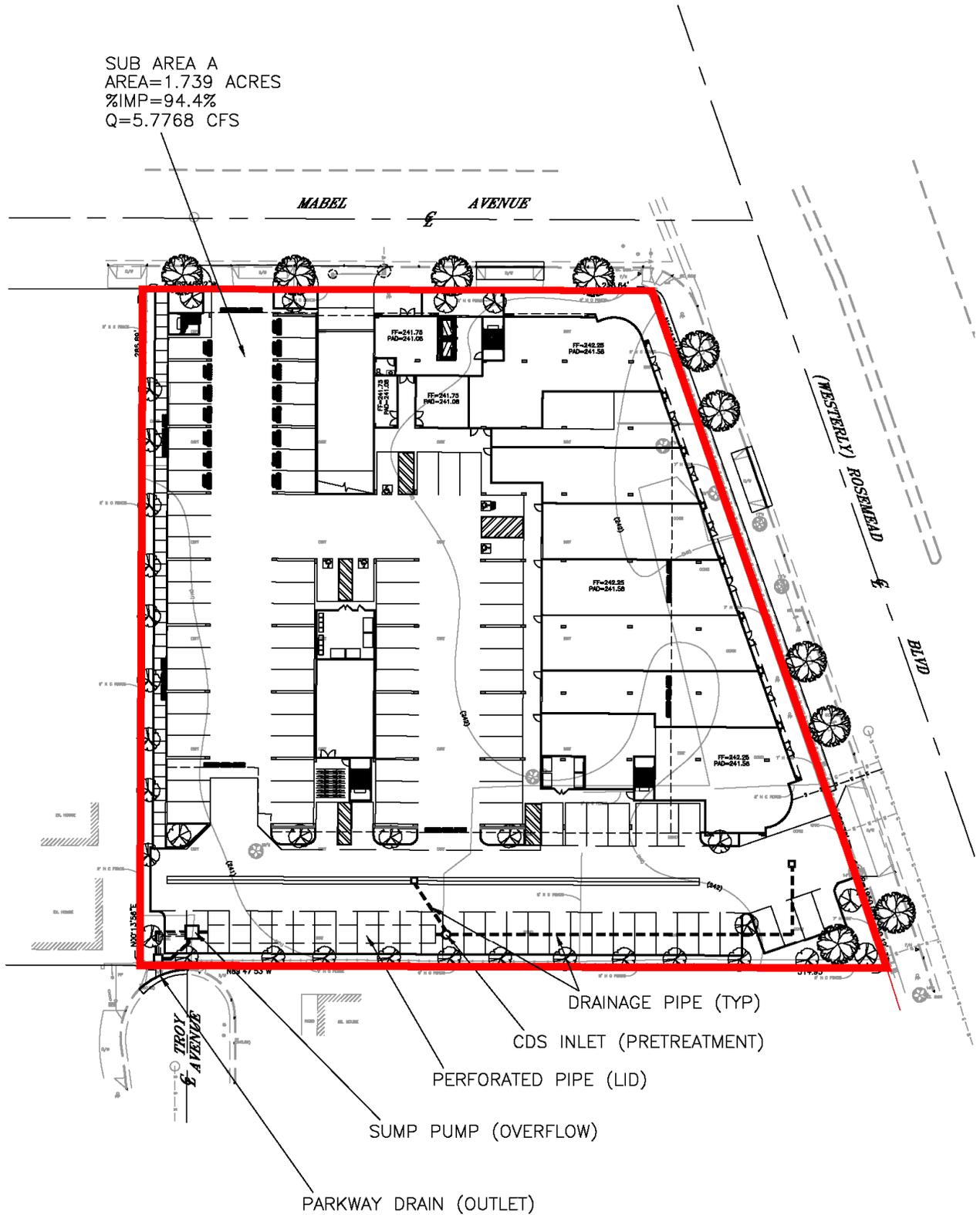
For this project, all proposed drainage will drain towards Troy Avenue.



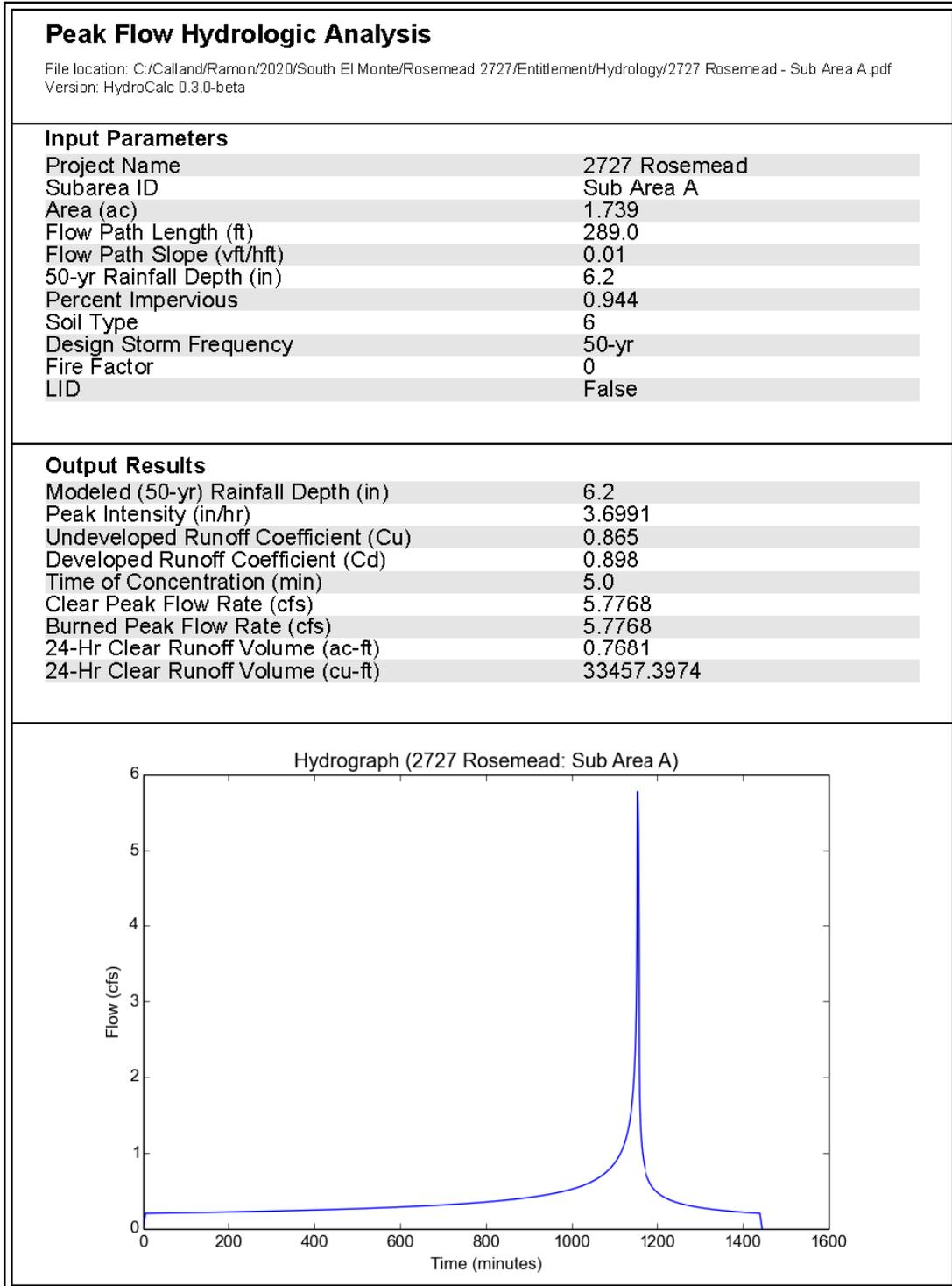
Hydrology Map



Drainage Map



Hydrologic Analysis



Hydraulic Calculations

15" PVC Pipe for Sub Area A

n= 0.009 for PVC pipe

$$V = (1.49/0.009) \times (R)^{2/3} \times (S)^{1/2} \text{ ft/sec}$$

$$Q = V \times A_p \text{ cfs}$$

$$A = 1.227 \text{ P}=3.927 \text{ R}=1.227/3.927=0.312 \text{ S}=0.005$$

$$V = (1.49/0.009) \times (0.312)^{2/3} \times (0.005)^{1/2} = 5.39$$

$$Q = 5.39 \times 1.227 = 6.61 \text{ cfs}$$

6.61 > 5.7768 cfs for 15" PVC pipe with 0.5% slope

48" Parkway Drain for Area A

n= 0.012 for steel pipe

$$V = (1.49/0.012) \times (R)^{2/3} \times (S)^{1/2} \text{ ft/sec}$$

$$Q = V \times A_p \text{ cfs}$$

$$A = 1.333 \text{ P}=8.667 \text{ R}=1.333/8.667=0.154 \text{ S}=0.02$$

$$V = (1.49/0.012) \times (0.154)^{2/3} \times (0.02)^{1/2} = 5.05$$

$$Q = 5.05 \times 1.333 = 6.73$$

Q= 6.73 cfs > 5.7768 cfs for 4" x 24" Parkway Drain with 2% slope

Sump Pump for area A

Calculation of total dynamic head

Allowable Q = 5.7768 cfs (see page 6) = 2,593 GPM

Six (6) pumps to be used and to handle 16.67% peak flow rate with 1.25 factor of safety.
Therefore each pump shall handle 2,593 gpm x 0.16666 x 1.25 = 540 GPM

Sump Elevation: 233.00 Outlet Elevation: 240.30

Length of Pipe: say 291' (4" pipe)

1. Friction loss, 4" pvc pipe

- a. 4" Horizontal pipe =25'
- b. 4" vertical pipe= 7.3'
- c. Two (2) 4" 90 degree elbow=20'
- d. One (1) 4" PVC check valve=26'
- e. One (1) gate valve=2.3'
- f. Total equivalent length=80.6'

Friction loss=80.6/100x 6.53 (see page 10 by R&P) = 5.26'

Static head=240.3-233.0 = 7.3' (maximum)

2. Total dynamic head=friction loss + static head =5.26 + 7.3 = 12.56'

Each pump shall deliver 540 gpm @ 12.56 TDH

Pump model: Goulds pump model WS5012D4, 1750rpm, 230V/1-Phase, 5.0 HP



ITT

Wastewater

Friction Loss

PLASTIC PIPE: FRICTION LOSS (IN FEET OF HEAD) PER 100 FT.

GPM	GPH	3/8"	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"	8"	10"
		ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.	ft.
1	60	4.25	1.38	.356	.11									
2	120	15.13	4.83	1.21	.38	.10								
3	180	31.97	9.96	2.51	.77	.21	.10							
4	240	54.97	17.07	4.21	1.30	.35	.16							
5	300	84.41	25.76	6.33	1.92	.51	.24							
6	360		36.34	8.83	2.69	.71	.33	.10						
8	480		63.71	15.18	4.58	1.19	.55	.17						
10	600		97.52	25.98	6.88	1.78	.83	.25	.11					
15	900			49.68	14.63	3.75	1.74	.52	.22					
20	1,200			86.94	25.07	6.39	2.94	.86	.36	.13				
25	1,500				38.41	9.71	4.44	1.29	.54	.19				
30	1,800					13.62	6.26	1.81	.75	.26				
35	2,100					18.17	8.37	2.42	1.00	.35	.09			
40	2,400					23.55	10.70	3.11	1.28	.44	.12			
45	2,700					29.44	13.46	3.84	1.54	.55	.15			
50	3,000						16.45	4.67	1.93	.66	.17			
60	3,600						23.48	6.60	2.71	.93	.25			
70	4,200							8.83	3.66	1.24	.33			
80	4,800							11.43	4.67	1.58	.41			
90	5,400							14.26	5.82	1.98	.52			
100	6,000								7.11	2.42	.63	.08		
125	7,500								10.83	3.80	.95	.13		
150	9,000									5.15	1.33	.18		
175	10,500									6.90	1.78	.23		
200	12,000									8.90	2.27	.30		
250	15,000										3.36	.45	.12	
300	18,000										4.85	.63	.17	
350	21,000										6.53	.84	.22	
400	24,000											1.08	.28	
500	30,000											1.66	.42	.14
550	33,000											1.98	.50	.16
600	36,000											2.35	.59	.19
700	42,000												.79	.26
800	48,000												1.02	.33
900	54,000												1.27	.41
950	57,000													.46
1000	60,000													.50



ITT

Wastewater

Friction Loss

EQUIVALENT NUMBER OF FEET STRAIGHT PIPE FOR DIFFERENT FITTINGS

Size of fittings, Inches	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	5"	6"	8"	10"
90° Ell	1.5	2.0	2.7	3.5	4.3	5.5	6.5	8.0	10.0	14.0	15	20	25
45° Ell	0.8	1.0	1.3	1.7	2.0	2.5	3.0	3.8	5.0	6.3	7.1	9.4	12
Long Sweep Ell	1.0	1.4	1.7	2.3	2.7	3.5	4.2	5.2	7.0	9.0	11.0	14.0	
Close Return Bend	3.6	5.0	6.0	8.3	10.0	13.0	15.0	18.0	24.0	31.0	37.0	39.0	
Tee-Straight Run	1	2	2	3	3	4	5						
Tee-Side Inlet or Outlet or Pitless Adapter	3.3	4.5	5.7	7.6	9.0	12.0	14.0	17.0	22.0	27.0	31.0	40.0	
Ball or Globe Valve Open	17.0	22.0	27.0	36.0	43.0	55.0	67.0	82.0	110.0	140.0	160.0	220.0	
Angle Valve Open	8.4	12.0	15.0	18.0	22.0	28.0	33.0	42.0	58.0	70.0	83.0	110.0	
Gate Valve-Fully Open	0.4	0.5	0.6	0.8	1.0	1.2	1.4	1.7	2.3	2.9	3.5	4.5	
Check Valve (Swing)	4	5	7	9	11	13	16	20	26	33	39	52	65
In Line Check Valve (Spring) or Foot Valve	4	6	8	12	14	19	23	32	43	58			

Example:

(A) 100 ft. of 2" plastic pipe with one (1) 90° elbow and one (1) swing check valve.

90° elbow – equivalent to 5.5 ft. of straight pipe
 Swing check – equivalent to 13.0 ft. of straight pipe
 100 ft. of pipe – equivalent to 100 ft. of straight pipe
 118.5 ft. = Total equivalent pipe

Figure friction loss for 118.5 ft. of pipe.

(B) Assume flow to be 80 GPM through 2" plastic pipe.

1. Friction loss table shows 11.43 ft. loss per 100 ft. of pipe.
2. In step (A) above we have determined total ft. of pipe to be 118.5 ft.
3. Convert 118.5 ft. to percentage $118.5 \div 100 = 1.185$
4. Multiply 11.43×1.185
 13.54455 or 13.5 ft. = Total friction loss in this system.

PIPE VOLUME AND VELOCITY

Storage of Water in Various Size Pipes

Pipe Size	Volume in Gallons per Foot	Pipe Size	Volume in Gallons per Foot
1 1/4"	.06	6"	1.4
1 1/2"	.09	8"	2.6
2"	.16	10"	4.07
3"	.36	12"	5.87
4"	.652		

Minimum Flow to Maintain 2ft./sec. *Scouring Velocity in Various Pipes

Pipe Size	Minimum GPM	Pipe Size	Minimum GPM
1 1/4"	9	6"	180
1 1/2"	13	8"	325
2"	21	10"	500
3"	46	12"	700
4"	80		

* Failure to maintain or exceed this velocity will result in clogged pipes. Based on schedule 40 nominal pipe.

TECHNICAL BROCHURE

B3888D4 R2



FEATURES

Impeller: Cast iron, two vane semi-open, non-clog with pump-out vanes for mechanical seal protection. Balanced for smooth operation. Silicon bronze impeller available as an option.

Casing: Heavy duty gray cast iron, ASTM A48, Class 30. Volute type casing with 4", 125#, ANSI flanged, horizontal discharge. Compatible with A10-40 cast iron or A10-40B cast iron and brass (non-sparking) guide rail assembly.

Dual Mechanical Seals: Silicon carbide vs. silicon carbide outer seal and ceramic vs. carbon inner seal, stainless steel metal parts, BUNA-N elastomers. Upper and lower shaft seals are positioned independently and are separated by an oil-filled chamber.

Shaft: 300 series stainless steel keyed design.

Fasteners: 300 series stainless steel.

Capable of running dry temporarily without damage to seals or motor.

WS_D4 Series Model 3888D4

SUBMERSIBLE SEWAGE PUMPS



Goulds Water Technology

Wastewater

APPLICATIONS

Used in a variety of residential, commercial and industrial applications such as:

- Sewage systems, Flood and Pollution Control, Dewatering/Effluent, Farms, Hospitals, Trailer Courts, Motels

SPECIFICATIONS

Pump:

- Maximum solid size: 3"
- Discharge size: 4", 125 # ANSI flange
- Maximum capacity: 620 GPM
- Maximum total head: 60 feet
- 300 Series stainless steel fasteners
- 20' Power cord
- Standard silicon carbide/silicon carbide outer seal

Motor:

- Maximum ambient temperature: 104° F (40° C) continuous duty, 140° F (60° C) intermittent duty
- Rated for continuous duty when fully submerged
- Insulation: Class F
- 60 Hertz
- Single row ball bearings
- 300 Series stainless steel keyed shaft

Single Phase:

- 1.5 - 5 HP; 208 and 230 volts
- Built-in thermal overloads with automatic reset
- Built-in capacitors

Three Phase:

- 1.5 - 7.5 HP; 200, 230, 460 and 575 volts
- Class 10 overload protection must be provided in control panel

MOTORS

- Fully submerged in oil-filled chamber: High grade turbine oil surrounds motor for more efficient heat dissipation, permanent lubrication of bearings and mechanical seal for complete protection against outside environment.
- Class F insulation
- Designed for Continuous Operation: Pump ratings are within the motor manufacturer's recommended working limits and can be operated continuously without damage when fully submerged.
- Bearings: Upper and lower heavy duty ball bearing construction for precision positioning of parts and to carry thrust loads.
- Power Cable: Severe duty rated, oil and water resistant. Epoxy seal on motor end provides secondary moisture barrier in case of outer jacket damage and to prevent oil wicking. 20 foot standard with optional lengths available.
- O-ring: Assures positive sealing against contaminants and oil leakage.

AGENCY LISTINGS



Tested to UL 778 and CSA 22.2 108 Standards
By Canadian Standards Association
File #LR38549

MODEL AND MOTOR INFORMATION

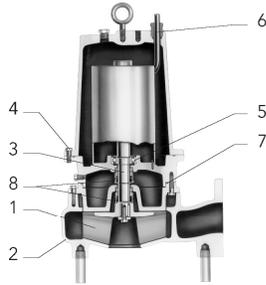
Order Number	HP	Phase	Volts	RPM	Impeller Dia. (in.)	Maximum Amps	L.R. Amps	KVA Code	Power Cable	F.L. Motor Efficiency %	Resistance		Wt. (lbs.)			
											Start	Line-Line				
WS1518D4M	1.5	1	208	1750	5.63	17.2	50.8	B	14/3	80	1.1	0.9	195			
WS1512D4M			230			14.7	29.5	E		70	1.4	1.8				
WS1538D4M			3			200	11.5	40.9		H	81	1.7				
WS1532D4M						230	10.0	40.0		F	83	2.3				
WS1534D4M						460	5.0	20.0		F	83	9.3				
WS1537D4M						575	4.0	14.4		H	74	14.8				
WS1518D4		1	208		17.2	50.8	B	80	1.1	0.9						
WS1512D4			230		14.7	29.5	E	70	1.4	1.8						
WS1538D4			3		200	11.5	40.9	H	81	1.7						
WS1532D4					230	10.0	40.0	F	83	2.3						
WS1534D4					460	5.0	20.0	F	83	9.3						
WS1537D4					575	4.0	14.4	H	74	14.8						
WS2018D4	2	1	208	1750	6.63	20.3	50.8	B	14/3	80	1.1	0.9	200			
WS2012D4			230			17.3	36.9	D		75	1.4	1.5				
WS2038D4			3			200	13.3	40.9		H	81	1.7				
WS2032D4						230	11.6	40.0		F	83	2.3				
WS2034D4						460	5.8	20.0		F	83	9.3				
WS2037D4						575	4.6	14.4		H	74	14.8				
WS3018D4		3	1		208	1750	7.00	25.5	50.8	B	10/3	80		1.1	0.9	208
WS3012D4					230			21.5	46.4	C		79		1.0	1.0	
WS3038D4					3			200	16.6	53.8		G		85	1.3	
WS3032D4								230	14.4	49.5		H		83	1.9	
WS3034D4								460	7.2	24.8		H		83	7.5	
WS3037D4								575	5.8	17.3		G		78	11.6	
WS5012D4	5		1	230	1750		7.25	26.5	57.7	A	10/3	80	1.0	0.8	213	
WS5038D4				200				19.1	73.9	F		84	0.9			
WS5032D4				3				230	16.6	63.6		E	85	1.2		
WS5034D4								460	8.3	31.8		E	85	4.8		
WS5037D4								575	6.6	22.8		E	80	7.4		
WS7532D4								7.5	3	230		1750	7.69	23.0		
WS7534D4		460	11.5	52.5		G	83			2.8						
WS7537D4		575	9.2	42.0		E	84			4.4						

PAGE 2

Goulds Water Technology

Wastewater

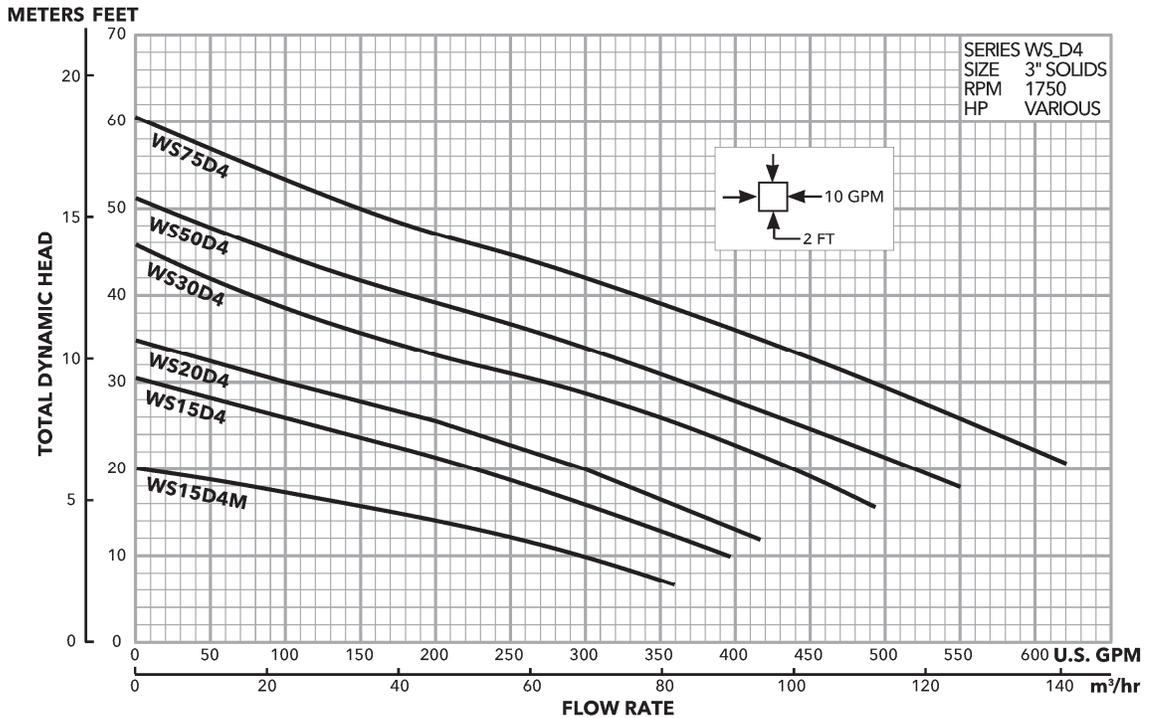
MATERIALS OF CONSTRUCTION



Item No.	Part Name	Material				
		Standard	Optional			
1	Impeller, non-clog	1003	1179			
2	Casing	1003				
3	Shaft-keyed	300 Series SS				
4	Fasteners	300 Series SS				
5	Ball bearings	Steel				
6	Power cable	STOW, 20 feet	Additional lengths			
7	O-ring	BUNA-N				
8	Outer Mech. Seal	Rotary	Stationary	Elastomers	Metal Parts	
		OPT	Heavy duty	Silicon Carbide	Tungsten Carbide	BUNA-N
	STD	Mild abrasives	Silicon carbide	BUNA-N	300 Series SS	
		Material Code		Engineering Standard		
		1003		Cast iron – ASTM A48 Class 30		
		1179		Silicon bronze – ASTM C87600		

PERFORMANCE RATINGS (gallons per minute)

Series No.	WS15D4M	WS15D4	WS20D4	WS30D4	WS50D4	WS75D4	
HP	1½	1½	2	3	5	7½	
RPM	1750						
Total Head Feet of Water	10	300	395				
	15	170	320	370			
	20		230	300	440	520	
	25		120	205	365	440	
	30			100	270	360	510
	35				160	275	440
	40				80	175	355
	45					85	260
	50						155
	55						80

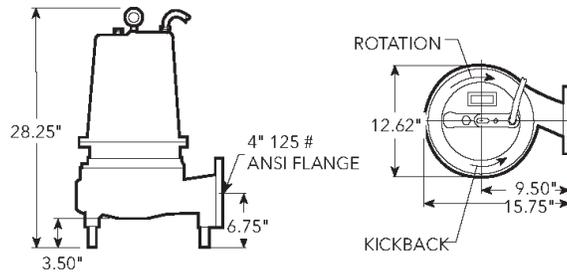


APPLICATION DATA AND CONSTRUCTION DETAILS

Maximum Solid Size	3"	
Minimum Casing Thickness	5/16"	
Casing Corrosion Allowance	1/8"	
Maximum Working Pressure	30 PSI	
Maximum Submergence	50 feet	
Minimum Submergence	Fully submerged for continuous operation 6" below top of motor for intermittent operation	
Maximum Environmental Temperature	40° C (104° F) continuous operation, 60° C (140° F) intermittent operation	
Power Cable - Type (See Motor Information for AWG data/size.)	Type SJTOW: single phase, 1½ and 2 HP Type STOW: single phase, 1½ - 3 HP and 5 HP, 460 V Type STOW: single phase, 3 and 5 HP, three phase 5 HP, 230 V and 7½ HP	
Motor Cover, Bearing Housing, Seal Housing, Casing	Gray Cast Iron - ASTM A48, Class 30	
Impeller - Standard, Optional	Gray Cast Iron - ASTM A48 or Cast Bronze - ASTM B584 C87600	
Motor Shaft	AISI 300 Series Stainless Steel	
Motor Design	NEMA 56 Frame, oil filled with Class F Insulation	
Motor Overload Protection	Single phase: on winding thermal overload protection auto reset Three phase: requires Class 10 overloads in control panel	
External Hardware	300 Series Stainless Steel	
Impeller Type	Semi-open with pump out vanes on back shroud	
Oil Capacity - Seal Chamber	1.5 quarts	
Oil Capacity - Motor Chamber	1½-5 HP single and three phase: 7 quarts 7½ HP three phase: 6.5 quarts	
Mechanical Seals - Standard	Upper	Carbon/Ceramic; Type 21
	Lower	Silicon Carbide/Silicon Carbide; Type 31
Mechanical Seals - Optional Lower	Silicon Carbide/Tungsten Carbide; Type 31	

DIMENSIONS

(All dimensions are in inches. Do not use for construction purposes.)



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Cal Land Engineering, Inc.
dba Quartech Consultants
Geotechnical, Environmental, and Civil Engineering

July 27, 2020

Ace Lumber & Supply, Inc.
2727 N. Rosemead Blvd,
South El Monte, California 91733

Attention: Mr. Wilson Ye

Subject: Percolation Feasibility Testing for the Proposed Infiltration System, 2727 Rosemead Boulevard, APN: 5281-002-005, 006, 009, 010, 011 & 018, South El Monte, California, QCI Project No.: 20-019-004 Perc

Reference: County of Los Angeles, Department of public works, 2017, Guidelines for Design, Investigation and Reporting, Low Impact Development Stormwater Infiltration, (GS200.2), dated June 30, 2017.

Gentlemen:

As requested and authorized, Cal Land Engineering, Inc. (CLE) has performed a feasibility percolation evaluation for the above subject site located at the subject site.

The purpose of this report is to aid in the design and construction of the required storm water infiltration system. The professional opinions and geotechnical information contained in this report are not intended to imply total performance of the project or guarantee that unusual or variable conditions will not be discovered during or after construction. The scope of our study is limited to the area explored, which is shown on Figure 2, (Site Plan).

SITE CONDITIONS

The project site is located on the west side of Rosemead Boulevard, at the southwest intersection of Mabel Avenue and Rosemead Boulevard, in the City of South El Monte, California. The approximate location of the site is presented in the attached Site Location Map (Figure 1). The lot size is approximately 75,400 square ft. (1.73 acres). The site is currently occupied by a commercial building and associated structures. No major surface erosions were observed during our subsurface exploration.

FIELD EXPLORATION

Field exploration for this investigation consisted of drilling one percolation borings (P-1) to the depth of approximately 8-9 feet below existing site grade (depth corresponds to the bottom of infiltration system) and 2 additional borings to the maximum depth of 51.5 feet below the existing grade. Approximate boring and percolation locations are presented on Figure 2, Site Plan

Description of the soil materials encountered during drilling was entered into the boring logs in accordance with the Unified Soil Classification System (USCS) and Hydraulic Soil Group (HSG). The boring logs are included in Appendix A.

SUBSURFACE CONDITION

Our subsurface investigation consisted of excavation of logging and sampling of two hollow stem auger borings to a maximum depth of 51.5 feet at the locations shown on the attached Site Plan, Figure 2. The drilling of the borings were supervised and logged by a QCI's engineer. Relatively

576 East Lambert Road, Brea, California 92821; Tel: 714-671-1050, Fax: 714-671-1090

Figure 2. The drilling of the borings were supervised and logged by a QCI's engineer. Relatively undisturbed and bulk samples were collected for laboratory testing. Boring logs are presented in Appendix A.

GROUNDWATER

No groundwater was encountered in the borings to the depths explored (51.5').

LABORATORY TESTING

Representative samples were tested for the following parameters: in-situ moisture content and density. In-situ moisture and density test results are presented on the boring logs in Appendix A.

Laboratory testing including Expansion Potential and Mechanical Analysis were performed on selective soil samples:

EXPANSION INDEX

Laboratory Expansion Index test was conducted on the existing onsite near surface materials sampled during QCI's field investigation to aid in evaluation of soil expansion potential. The test is performed in accordance with ASTM D-4829. The testing result is presented below:

Sample Location	Expansion Index	Expansion Potential
P-1 @ 8'-9'	4	Very Low

PARTICLE-SIZE ANALYSIS & PERCENT PASSING #200 SIEVE

Particle-size analyses were determined for selected soil samples in accordance with ASTM D442 standard. The results were plotted and presented in appendix C. Percent of soil passing #200 sieve were determined for selected soil samples in accordance with ASTM D1140 standard. The test results are presented in the following table:

Sample Location	% Passing #200
P-1 @ 8'-9'	25.2

PERCOLATION RATE/ PERMEABILITY

Percolation rate and permeability of the subsurface material, encountered in Boring P-1 was drilled and a 2-inch diameter perforated PVC pipe casing with a solid end cap was installed in the boring after the completion of the drilling. Gravelly filter materials were placed between the PVC pipe and the drill hole.

The test boring was pre-soaked prior to percolation testing, for at least 1 hour to ensure the sand around the perforated pipe is fully saturated. After the presoak, the time interval for recording the water drop was determined between the readings for P-1 hole. The hole was filled with water 12 inches above the bottom of the drilled hole and PVC end cap. Water drop was observed for 30 minutes. The water remained in the hole after 10 minutes but drained before 30 minutes, therefore the time interval between the readings was determined to be 10 minutes. Rate of surface water drop was measured every 10 minutes and testing stopped after a minimum of eight readings and after noticing a stabilized rate of drop was obtained. Upon completion of tests, the

Numerous measurements recorded within the test period indicated an average percolation rate of 38.70 inch/hour for P-1. The results of percolation test for boring P-1 provided in Appendix B. The percolation rate was reduced and readjusted to account for the discharge of water from both the sides and bottom of boring (i.e., non-vertical flow).

The following formula was used to determine the infiltration rates:

Total Reduction Factor $RF = RF_t \times RF_v \times RF_s$

Reduction Factor (RF_t) = 2

Reduction Factor $RF_v = 3$

Reduction Factor $RF_s = 3$

The site is underlain by relatively uniform of alluvial deposits of silty sand (SM). It is our understanding that stormwater infiltration BMPs with pretreatment components and regular maintenance programs will be implemented. The following presents the calculations of the recommended infiltration rate for the onsite stormwater system

Total Reduction Factor $RF = RF_t \times RF_v \times RF_s$

Infiltration Rate = Pre-adjusted Percolation Rate divided by Reduction Factor

Boring P-1

Design Infiltration Rate = $38.70 / (2 \times 3 \times 3) = 2.15 \text{ in/hr}$

CONCLUSIONS AND RECOMMENDATIONS

Our review and analysis of collected data and percolation testing indicate that the proposed infiltration system is feasible from geotechnical viewpoint and permeability rates exceed the required minimum 0.3 inch/hour for onsite soils. It is our opinion that the infiltration rate of **2.1 inch/hour** may be used for the design of the onsite infiltration.

LIMITATIONS

Soil materials vary in character between excavations. Site conditions may vary due to seasonal changes or other factors. Therefore, we assume no responsibility or liability for work, testing or recommendations performed or provided by others. Site geotechnical or environmental factors, are not part of the scope of this work.

Since our study is based upon the site materials observed, engineering research and analyses, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice, and no warranty is expressed or implied. Standards of practice are subject to change with time.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to call our office.

Very truly yours,
CAL LAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS



Jack C. Lee, GE 2153
Principal Engineer

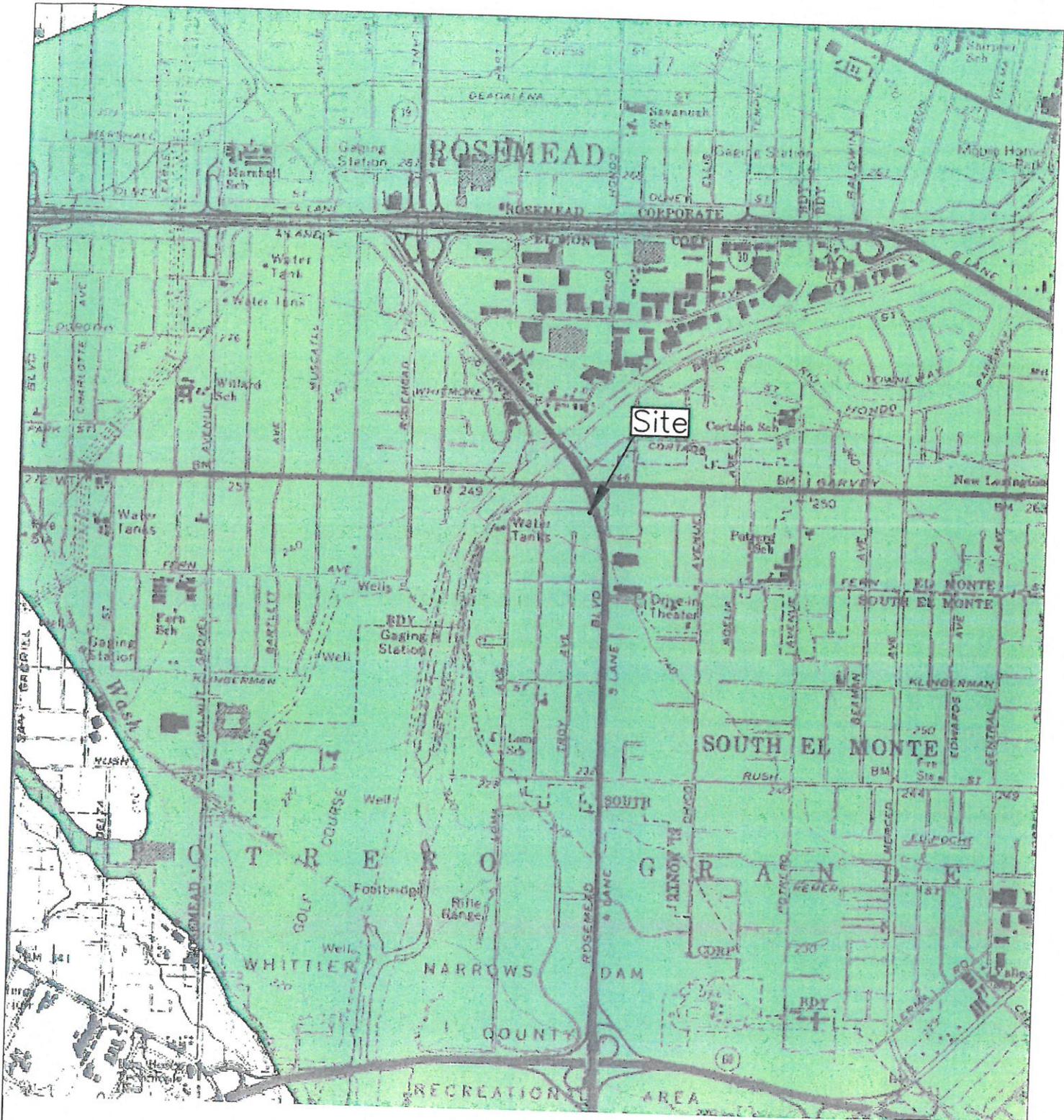


Abe Kazemzadeh
Project Engineer

Enclosures:

- Figure 1 - Site Location Map
- Figure 1a - Historically Highest Groundwater Contour
- Figure 2 - Site Plan (Boring Location Map)
- Appendix A - Boring Logs
- Appendix B - Percolation Test Results
- Appendix C - Sieve Analysis

Dist: (4) Addressee;



SCALE: 1"=2000'

LEGEND

Maps modified from "Seismic Hazard Zones, El Monte Quadrangle" by CDWG

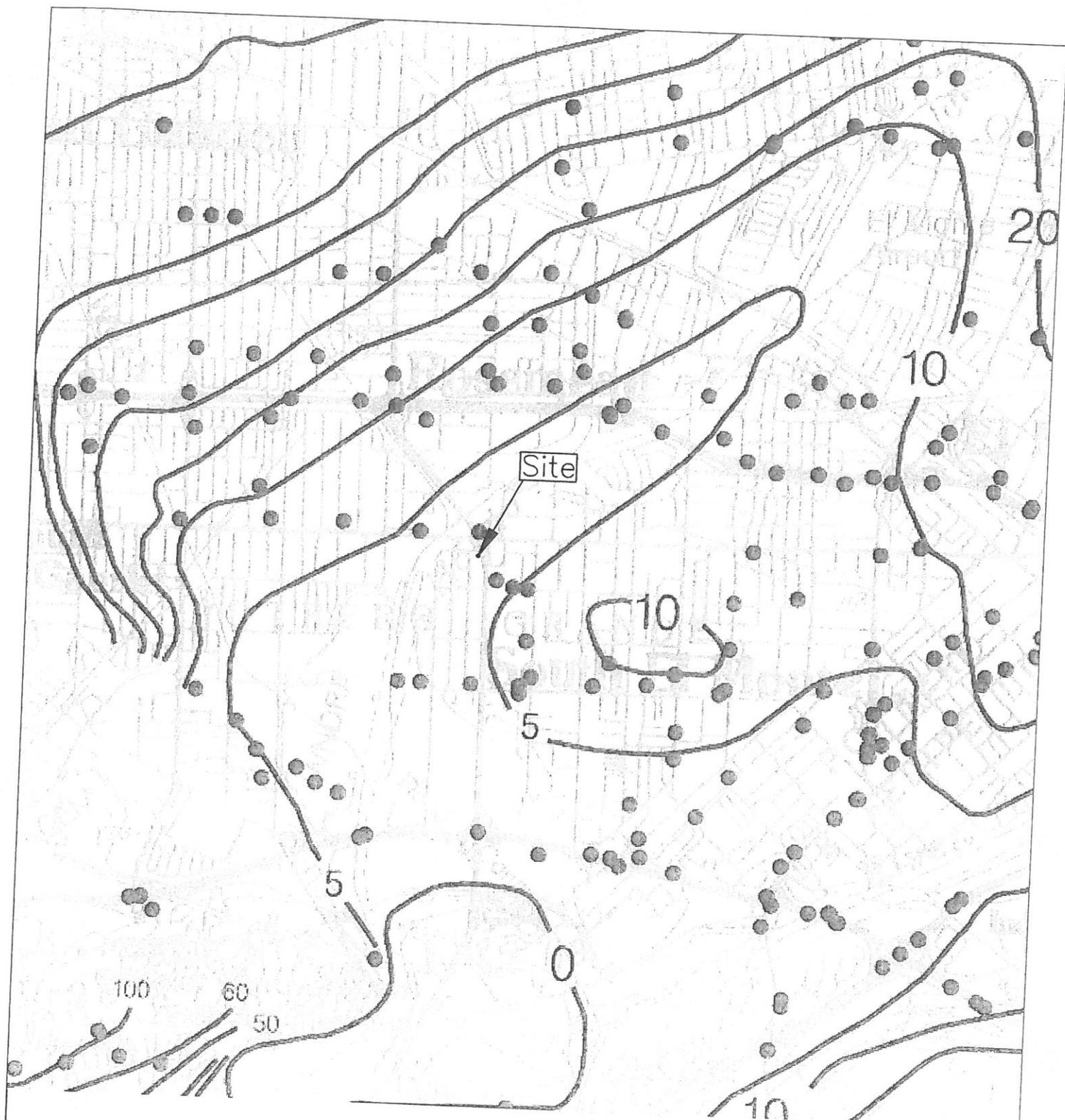
Area Subjected to Liquefaction Induced Settlement

Calland Engineering, Inc.
dba Quartech Consultants

Project Address:
APN: 5281-002-005, 006,
009, 010, 011 & 018
2727 Rosemead Blvd
South El Monte, California

Geotechnical, Environmental & Civil
Engineering Services

Site Location Map



NOT TO SCALE

LEGEND

Maps modified from "Seismic Hazard Zones, El Monte Quadrangle" by CDMG

CallLand Engineering, Inc.
dba Quartech Consultants

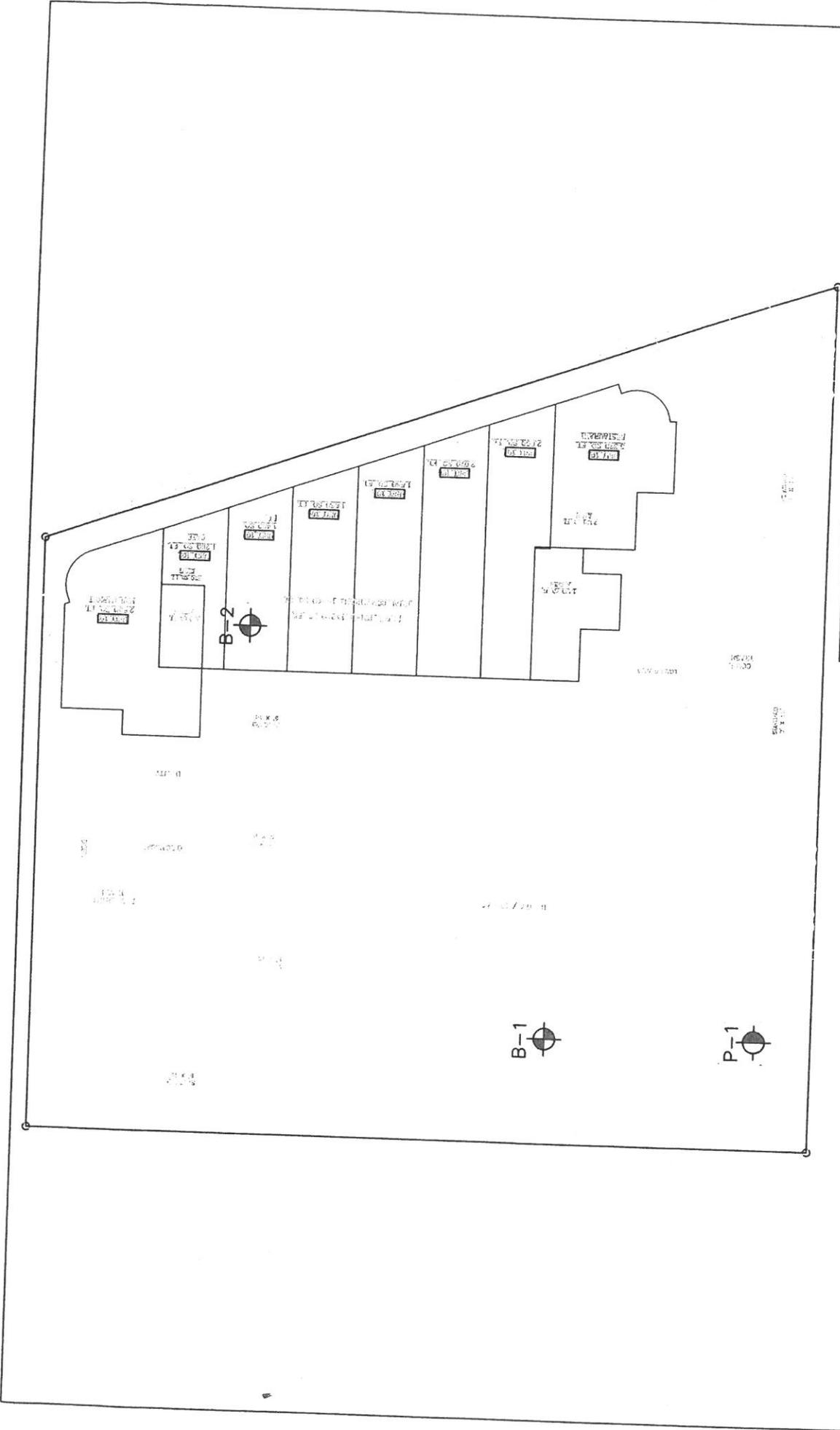
Geotechnical, Environmental & Civil
Engineering Services

Project Address:
APN: 5281-002-005, 006,
009, 010, 011 & 018
2727 Rosemead Blvd
South El Monte, California

Site Locational Map
Historical Highest Groundwater Level

7/20

FIGURE 1a



Calland Engineering, Inc.
 dba Quartech Consultants
 Geotechnical, Environmental & Civil
 Engineering Services

Project Address:
 APN: 5281-002-005,006, 009
 010, 011 & 018
 2727 Rosemead Blvd
 South El Monte, California

LEGEND

- B-1  Approximate boring location
- P-1  Approximate percolation location

SCALE: 1" = 50'

SITE PLAN

7/20

Appendix A
Boring Logs

PROJECT LOCATION: 2727 Rosemead Blvd, South El Monte, CA

PROJECT NO.: 20-019-004

DATE DRILLED: 3/2/2020

SAMPLE METHOD: Hollow Stem

ELEVATION: N/A

LOGGED BY: GT

B: Bulk Bag
S: Standard Penetration Test
R: Ring Sample

Depth (ft)	Sample			USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
	Bulk	Undisturbed	Blows/6"				
2	B		10	CL/ML	105.6	6.4	Sandy clay- sandy silt, light brown, slightly moist, stiff Percent of Fines: 67.3 LL=24 PL=19 PI=5 Sandy clay- sandy silt, light brown, slightly moist, stiff
		R	11	CL/ML		7.2	
			12	ML			
5		R	7	SM	105.9	8.8	Silty sand, fine grained, light brown, slightly moist, medium dense Percent of Fines: 37.2
			11				
			16				
10		S	6	SM		4.1	Silty sand, fine grained, orange brown, slightly moist, medium dense Percent of Fines: 20.6
			12				
			17				
15		R	12	SM	106.6	2.2	Silty sand, medium grained, light brown, medium dense Percent of Fines:14.9
			20				
			25				
20		S	8	SP/SM		1.7	Sand and silty sand, coarse grained, light brown, slightly moist, dense Percent of Fines: 10.2
			14				
			20				
25		R	11	SM	108.9	2.5	Silty sand, fine grained, light brown, slightly moist, dense Percent of Fines: 32.8
			18				
			27				
30		R	8	CL	104.9	22.2	Sandy clay, medium brown, moist, stiff Percent of Fines: 51.4 LL=29 PL=19 PI=10
			11				
			12				
35		R	7	CL	104.1	14.2	Sandy clay, medium brown, moist, stiff Percent of Fines: 56.2 LL= 31 PL= 20 PI= 11
			10				
			14				

PROJECT LOCATION: 2727 Rosemead Blvd, South El Monte, CA

PROJECT NO.: 20-019-004

DATE DRILLED: 3/2/2020

SAMPLE METHOD: Hollow Stem

ELEVATION: N/A

LOGGED BY: GT

Depth (ft)	Sample			USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
	Bulk	Undisturbed	Blows/6"				
40		R	9	CL	103.9	14.2	Sandy clay, medium brown, moist, very stiff Percent of Fines: 59.2 LL=32 PL=20 PI=12
45		S	12 17 21	SM		9.1	Silty sand, coarse grained, yellow brown, moist, dense Percent of Fines: 16.7
50		S	15 21 24	SM		13.1	Silty sand, coarse grained, medium brown, moist, dense Percent of Fines: 22.4
55							Total Depth: 51.5 feet No Groundwater Hole Backfilled
60							Hammer Driving Weight: 140 lbs Hammer Driving Height: 30 inches
65							
70							
75							

B: Bulk Bag
S: Standard Penetration Test
R: Ring Sample

PROJECT LOCATION: 2727 Rosemead Blvd, South El Monte, CA
PROJECT NO.: 20-019-004

DATE DRILLED: 3/2/2020
SAMPLE METHOD: Hollow Stem
ELEVATION: N/A
LOGGED BY: GT

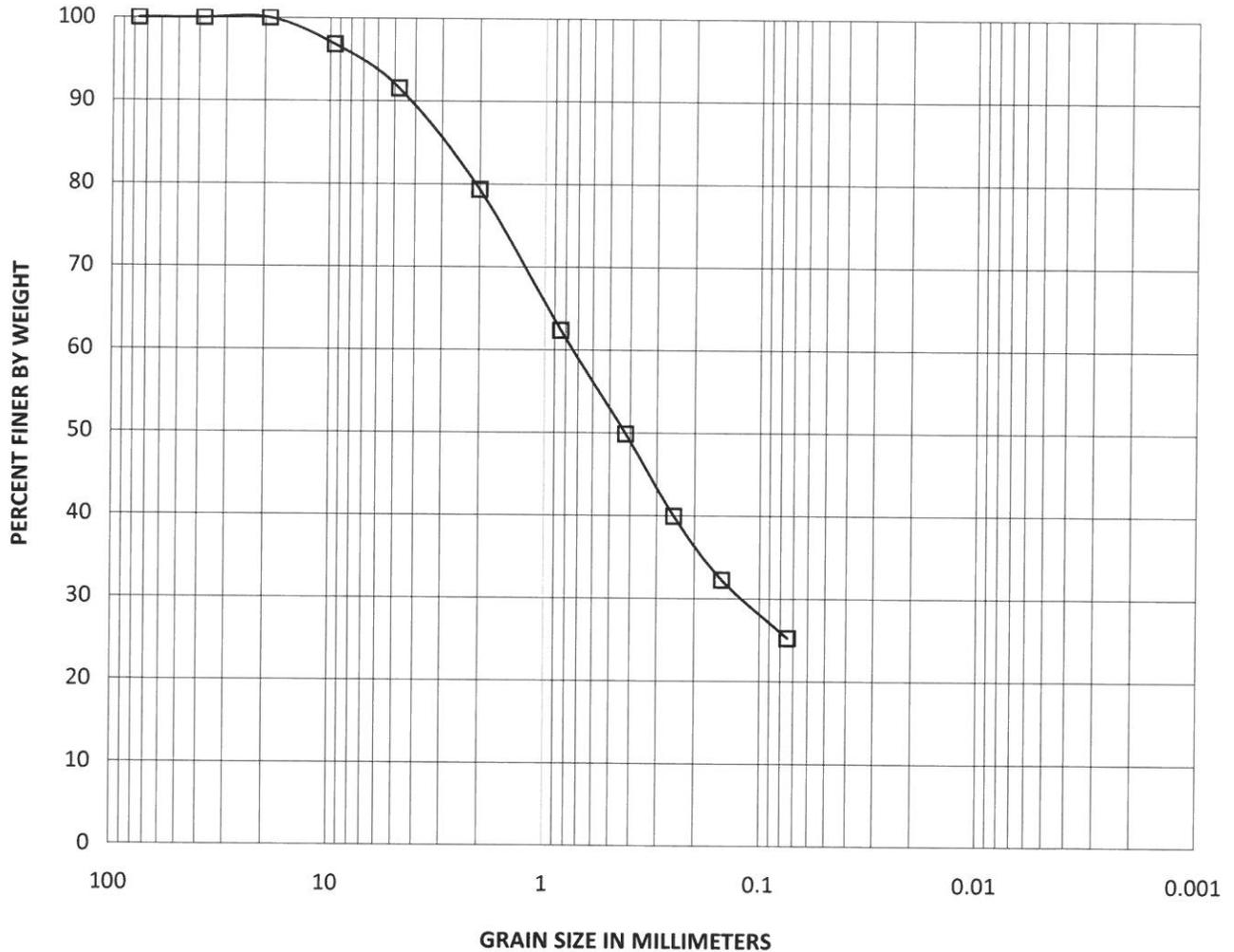
Depth (ft)	Sample			USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
	Bulk	Undisturbed	Blows/6"				
2		R	2 7 8	ML	100.3	30.6	Sandy silt, dark gray, very moist, stiff Percent of Fines: 61.7
5		S	4 8 9	ML		20.1	Sandy silt, dark gray, very moist, stiff Percent of Fines: 60.8
10		R	10 17 19	SM	103.2	12.7	Silty sand, fine grained, medium brown, moist, medium dense Percent of Fines: 19.6
15		S	10 14 17	SM		1.7	Silty sand, fine grained, light brown, slightly moist, dense Percent of Fines: 13.6
20		R	8 21 27	SM	107.9	2.5	Silty sand, fine grained, light brown, slightly moist, dense Percent of Fines: 14.2
25							Total Depth: 21.5 feet No Groundwater Hole Backfilled
30							Hammer Driving Weight: 140 lbs Hammer Driving Height: 30 inches
35							

B: Bulk Bag
S: Standard Penetration Test
R: Ring Sample

Appendix B
Percolation Test Results

Appendix C
Sieve Analysis

GRAVEL			SAND					SILT OR CLAY			
COARSE	FINE		COARSE	MEDIUM	FINE						
U.S. STANDARD SIEVE OPENINGS			U.S. STANDARD SIEVE NUMBER					HYDROMETER			
3"	1-1/2"	3/4"	3/8"	#4	#10	#20	#40	#60	#100	#200	



SYMBOL	SAMPLE ID	DEPTH (FT)	SAMPLE TPYE	SOIL TYPE	LIQUID LIMIT	PLASTICITY INDEX
□	P-1	9' - 10'	BULK	SM	N/A	N/A

CalLand Engineering, Inc
dba Quartech Consultants
 Geotechnical, Environmental & Civil
 Engineering Services

Project Address:
 APN: 5281-002-005, 006, 009, 010, 011 & 018
 2727 Rosemead Blvd
 El Monte, California

MODIFIED PROCTOR
 (ASTM D422)

LOW IMPACT DEVELOPMENT PLAN

PROVIDES DATE 07/28/2020

PROJECT NAME:

MYE Plaza

JOB ADDRESS:

2727 Rosemead Blvd.,
South El Monte, CA

BY
CAL LAND ENGINEERING, INC.

Introduction

In order to comply with the New Development and Redevelopment Standards of the Los Angeles County Municipal NPDES Permit (MS4 permit), this study has been provided in order to determine the best capability of the project to use BMP's to manage and capture stormwater runoff.

The project site is located on the southwest corner of Rosemead Blvd and Mabel Avenue, in the City of South El Monte. The proposed development is a 4 story mixed use commercial/residential building. The site is relatively flat (2% to 3%), existing drainage flow drains to southwest direction from northeast.

Existing drainage will not be altered. All drainage will be proposed to drain to an infiltration system before overflowing to Troy Avenue.

Project Data

Project Name	MYE Plaza
Address:	2727 Rosemead Blvd., South El Monte
APN	5281-002-005, 006, 009, 010, 011 & 018
Project Area	75,772.09 ft ² (1.739 acres)
Disturbed Area	75,772.09 ft ² (1.739 acres)
Impervious Area	71,531.25 ft ² (94.40%)
Pervious Area	4,240.84 ft ² (5.60%)
Owner	MYE Plaza, LLC
Telephone	626 890-1117
Existing Land Use	Commercial
Proposed Land Use	Commercial / Residential

Scope of Work

This report's scope is limited to the property in 2727 Rosemead Blvd., South El Monte, CA only.

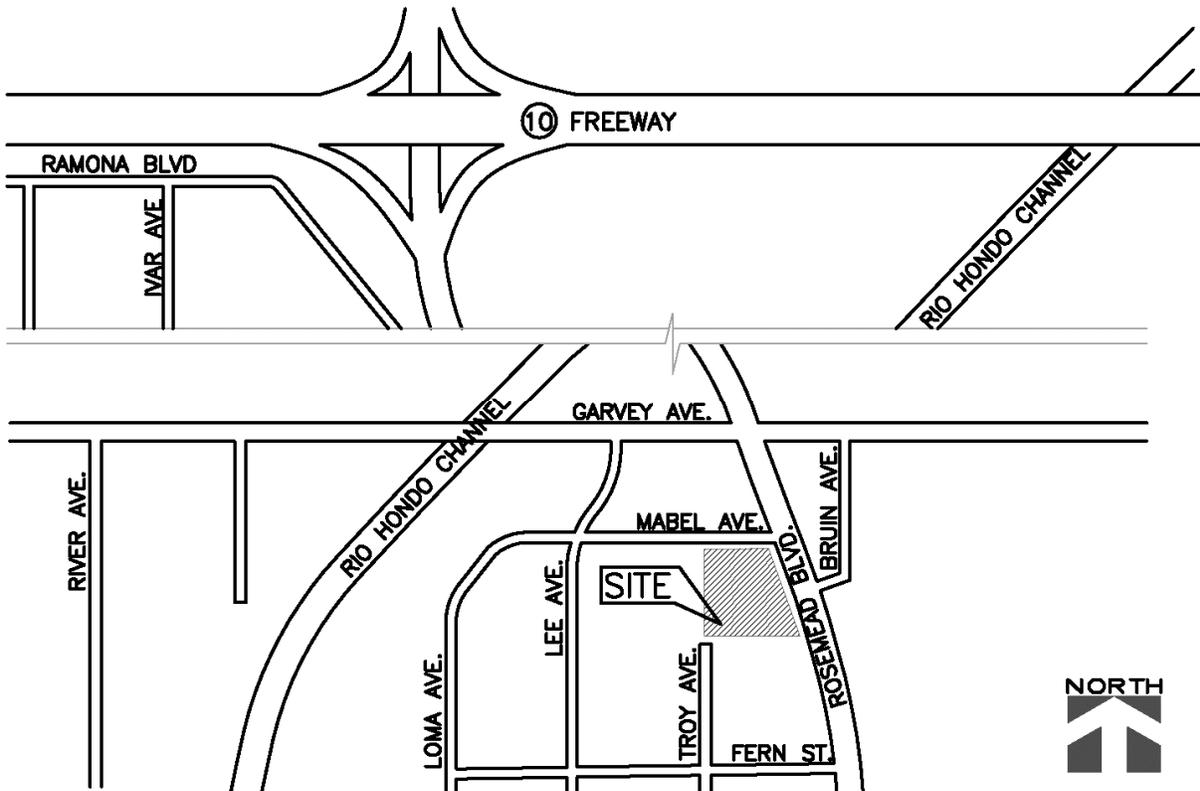
Project Designation

This project will be equal to one acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area. This will result in the designation of “Designated Project”

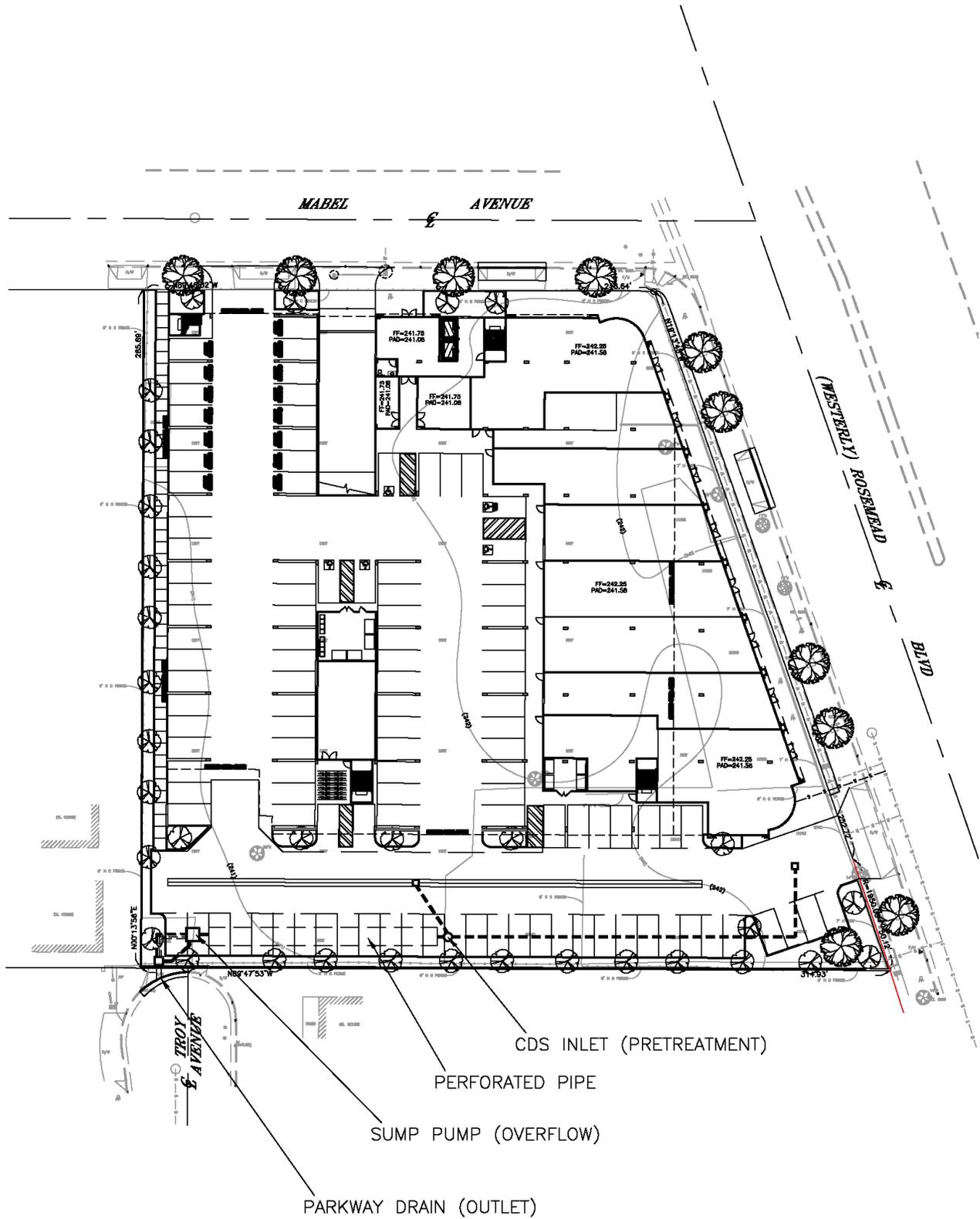
All “Designated Projects” must retain 100 percent of the SWQDv on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof unless it is demonstrated that it is technically infeasible to do so. To meet these requirements, Designated Project must:

- Conduct site assessment and identify design considerations, including determining the feasibility of on-site infiltration
- Apply site-specific source control measures
- Calculate the Stormwater Quality Design Volume
- Implement stormwater quality control measures
- Develop a maintenance plan

Vicinity Map



Site Plan



II. Feasibility

Infiltration

Per Infiltration Report (see page 29), soil has an infiltration rate of 2.1 inch per hour which is greater than the minimum required of 0.3 inch per hour.

III. Source Control Measures

Source control measures are designed to prevent pollutants from contacting stormwater runoff or prevent discharge of contaminated stormwater runoff to the storm drain system and/or receiving water. This section describes structural-type, source control measures that must be considered for implementation in conjunction with appropriate non-structural source control measures, such as good housekeeping and employee training, to optimize pollution prevention.

Source control measures should be implemented to the maximum extent practicable to mitigate pollutant mobilization from the project site in stormwater and non-stormwater runoff. A summary of the source control measures that should be implemented for each type of project is summarized in the next table. Fact sheets for each source control will be presented after the table.

Low Impact Development Standards Manual

Table 5-1. Source Control Measures Selection Matrix

Project Type	Source Control Measure										
	Storm Drain Message and Signage (S-1)	Outdoor Material Storage Area (S-2)	Outdoor Trash Storage/ Waste Handling Area (S-3)	Outdoor Loading/Unloading Dock Area (S-4)	Outdoor Vehicle/Equipment Repair/Maintenance Area (S-5)	Outdoor Vehicle/ Equipment/ Accessory Wash Area (S-6)	Fuel & Maintenance Area (S-7)	Landscape Irrigation Practices (S-8)	Building Materials (S-9)	Animal Care and Handling Facilities (S-10)	Outdoor Horticulture Areas (S-11)
Designated Projects – New Development											
Development ≥1 acre and ≥10,000 ft ² new impervious area	R	R ¹	R ¹	R ¹	R ¹	R ¹	R ¹	R	R	R ¹	R ¹
Industrial parks (≥10,000 ft ²)	R	R ¹	R ¹	R ¹	R ¹	R ¹	R ¹	R	R	–	–
Commercial malls (≥10,000 ft ²)	R	R ¹	R ¹	R ¹	R ¹	R ¹	–	R	R	R ¹	R ¹
Retail gasoline outlets (≥5,000 ft ²)	R	R ¹	R ¹	R ¹	R ¹	R ¹	R ¹	R	R	–	–
Restaurants (≥5,000 ft ²)	R	R ¹	R ¹	R ¹	–	–	–	R	R	–	–
Parking lots (≥5,000 ft ² or ≥25 parking spaces)	R	R ¹	R ¹	R ¹	–	–	–	R	R	R ¹	R ¹
Automotive service facilities (5,000 ft ²)	R	R ¹	R ¹	R ¹	R ¹	R ¹	R ¹	R	R	–	–
Projects in/around Significant Ecologic Areas	R	R ¹	R ¹	R ¹	R ¹	R ¹	R ¹	R	R	R ¹	R ¹
Projects potentially impacting sensitive biological species or habitats	R	R ¹	R ¹	R ¹	R ¹	R ¹	R ¹	R	R	R ¹	R ¹
Projects adding ≥2,500 ft ² of impervious area	R	R ¹	R ¹	R ¹	R ¹	R ¹	R ¹	R	R	R ¹	R ¹

R = required; R¹ = required if outdoor activity area is included in project; R² = required for multi-family dwellings

For this project, being a project of more than 1 acre and with greater than 10,000 ft² impervious area, S-1, S-8, and S-9 will be required. See Appendix B for the fact sheets.

IV. Stormwater Quality Design Volume Calculation

Current water quality requirements are based on treating a specific volume of stormwater runoff from the project site (stormwater quality design volume [SWQDv]). By treating the SWQDv, it is expected that pollutant loads, which are typically higher during the beginning of storm events, will be reduced in the discharge to or prevented from reaching the receiving water.

The design storm, from which the SWQDv is calculated, is defined as the greater of:

- The 0.75 inch, 24-hour rain event; or
- The 85th percentile, 24-hour rain event as determined from the Los Angeles County 85th percentile precipitation isoheytal map

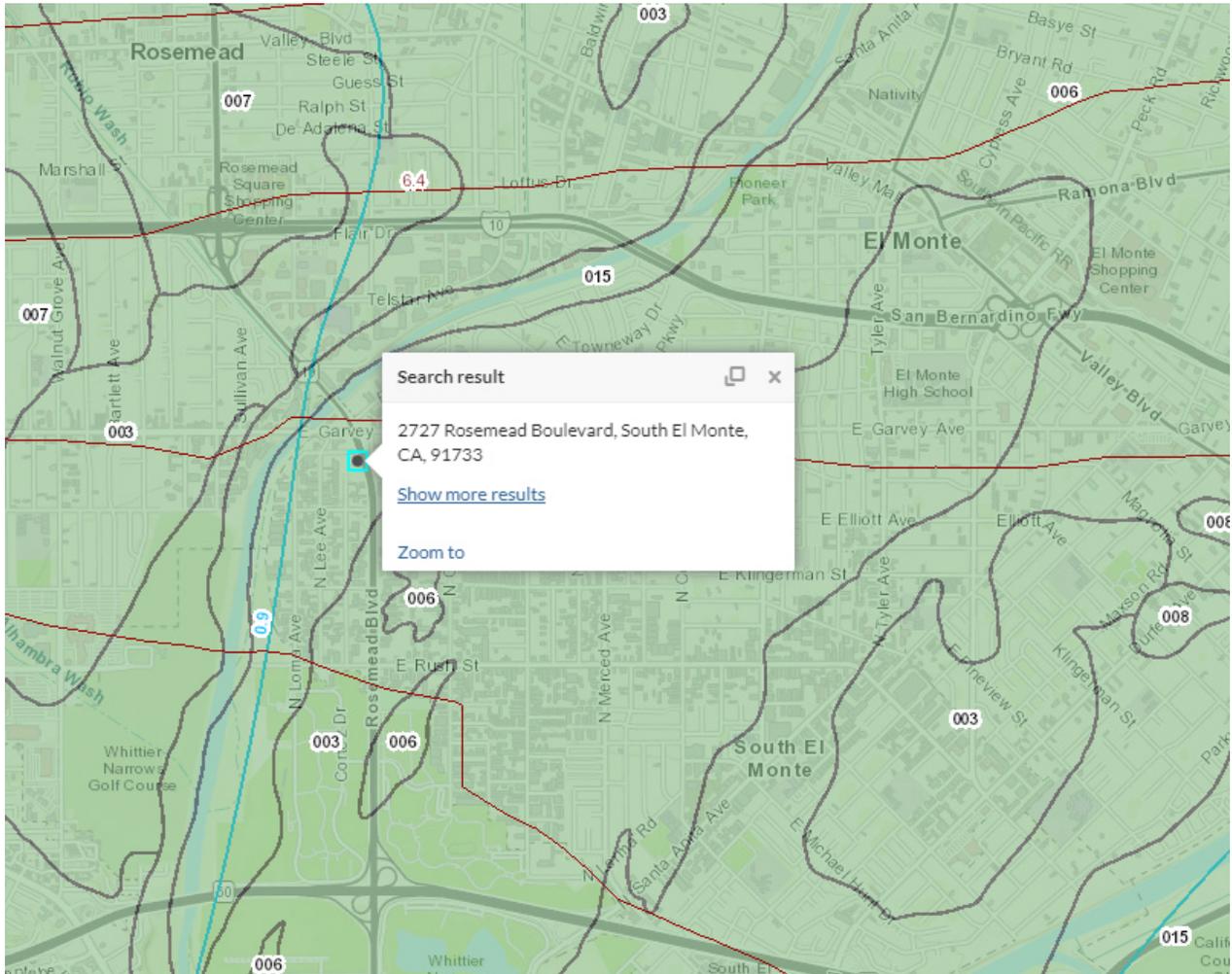
For this project, the 85th percentile, 24-hour rain event will be used, which is 1.00 inch (see page 8)

Using Hydrocalc:

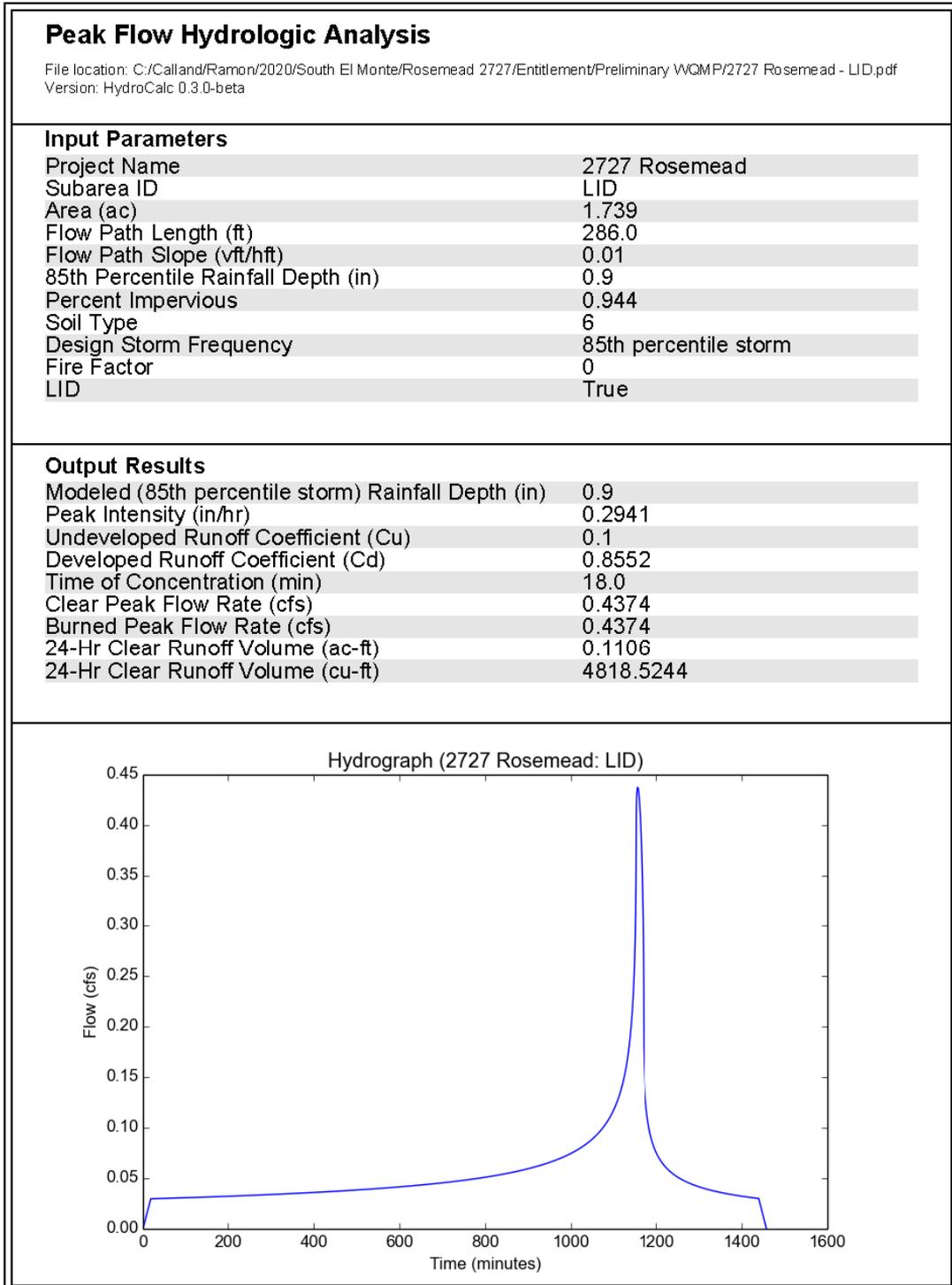
SWQDv = 4,818.52 ft³ (see page 9)

Peak flow capacity = 0.4374 cfs (see page 9)

Hydrology Map (85th percentile)



Hydrocalc (85th percentile storm event)



V. Stormwater Quality Control Measures

Stormwater quality control measures are required to augment site design principles and source control measures to reduce the volume of stormwater runoff and potential pollution loads in stormwater runoff to the maximum extent practicable. Stormwater quality control measures are designed to handle the frequent, smaller storm events, or the initial volume of stormwater runoff from larger storm events (typically referred to as first flush events). The first flush of larger storm events is the initial period of the storm where stormwater runoff typically carries the highest concentration and loads of pollutants. Small, frequent storm events represent most of the total annual average precipitation in the County.

Designated Projects retain the SWQDv on-site using retention-based stormwater quality control measures (infiltration and/or stormwater runoff harvest and use).

Various factors must be considered when selecting stormwater quality control measures. In addition to retaining stormwater runoff on-site or treating to reduce target pollutants of concern, site considerations such as size of the drainage area, depth between the groundwater table and stormwater quality control measure, soil type and permeability, site slope, hydraulic head, size of stormwater quality control measure, and need for vegetation irrigation are important factors in selecting the appropriate stormwater quality control measure for a project site. Land requirements and costs to design, construct, and maintain stormwater quality control measures vary by type. Vector breeding considerations must also be addressed in selecting stormwater quality control measures because of the potential for nuisance and human health effects.

Pretreatment must be provided for stormwater quality control measures whose function may be adversely affected by sediment or other pollutants. Pretreatment may also be provided to facilitate the routine removal of sediment, trash, and debris, and to increase the longevity of downstream stormwater quality control measures. Typical pretreatment options include presettling basins or forebays (small detention basins), vegetated swales, vegetated filter strips, hydrodynamic separators, oil/water separators, and catch basin inserts.

For the project, perforated pipe will be used as the treatment BMP (detail on page 13). Dual-vortex separator shall be used as a pre-treatment BMP (detail on page 11)

Dual-Vortex Separator (pretreatment)



STORM CYCLONIC WATER Separation

Enhanced Gravity Separation of Stormwater Pollutants in a Compact Configuration

Dual-Vortex Efficiency

Particle settling is enhanced by circular flow patterns and a highly circuitous flow path created by two independent vortex cylinders.

Settled particles are collected in the isolated bottom storage area, while floating trash, debris and petroleum hydrocarbons are retained in the cylinders and upper storage areas.

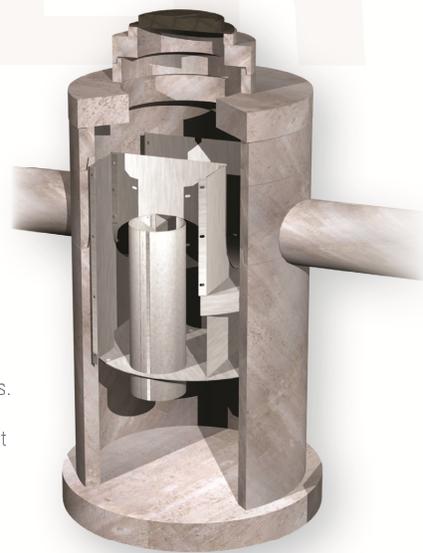
During peak events, flows in excess of design treatment overtop the bypass weir and exit the system without entering the cylinders and lower storage area, thereby eliminating re-entrainment issues.

FEATURES:

- Maintenance Accessible Design
- Economical Installation
- Access Options
- Online System Capability
- Durable Construction
- Proven Performance
- Treatment Train

BENEFITS:

- Open access to accumulated floatables and sediment storage area
- Prepackaged and provided as compact round or square manholes
- Multiple access options (manhole cover or optional hinged lid)
- Internal high-flow bypass weir system provides for online or offline configurations
- Stainless-steel components installed in a reinforced concrete structure
- Third party tested and certified
- Can be installed upstream of infiltration, detention and retention systems or other treatment BMP's



HYDRODYNAMIC SEPARATION



CYCLONIC Separation

Dual-Vortex Separator Offers an Innovative, Economical Alternative for Removal of Suspended Pollutants from Stormwater Runoff

How it Works

STEP 1

Independent Vortex Cylinders & Control Weir - Flows are directed to the two independent vortex cylinders where particle settling is enhanced by circular flow patterns.

STEP 2

Captured Floatables - Floating trash, debris and petroleum hydrocarbons accumulate at the top of the two cylinders where they are held until transfer into the upper storage area by peak storm events.

STEP 3

Removal of Total Suspended Solids (TSS) - Particle settling is enhanced by the circular flow patterns and a highly circuitous flow path created by two independent vortex cylinders. Sediments are collected and retained in the isolated bottom storage area.

STEP 4

High-Flow Bypass - Flows in excess of the design treatment overtop the bypass weir and exit the system without entering the cylinders and re-entraining captured pollutants.



MODELS AND NOMINAL DIMENSIONS							
Model No.	Structure Diameter (ft.)	Standard Sump Depth* (ft.)	Minimum Rim to Invert Depth (ft.)	Sediment Storage* (cubic feet)	Oil and Floatable Storage (cubic feet)	NJCAT Treatment Flow Rate (cfs)	Maximum Treatment Flow Rate (cfs)
DVS-36	3	4.5	2.5	11	6	0.56	0.56
DVS-48	4	5.0	3.0	19	15	1.00	1.25
DVS-60	5	5.5	3.5	29	29	1.56	2.50
DVS-72	6	6.5	4.5	42	49	2.25	4.25
DVS-84	7	7.0	5.0	58	79	3.06	6.50
DVS-96	8	8.0	5.5	75	116	4.00	9.50
DVS-120	10	10.0	7.0	118	226	6.25	16.80
DVS-144	12	11.5	8.0	170	388	9.00	26.40

*Depth of unit can be increased to add storage capacity.

Available Options

Square configurations accept multiple inlet pipes or meet other special site conditions.
Flume inlet control for grated inlet applications.



(800) 579-8819
oldcastleinfrastructure.com

Perforated Pipe (treatment)



**Corrugated Metal Pipe
Detention & Infiltration**



The experts you need to solve your stormwater challenges



Contech is the leader in stormwater solutions, helping engineers, contractors and owners with infrastructure and land development projects throughout North America.

With our responsive team of stormwater experts, local regulatory expertise and flexible solutions, Contech is the trusted partner you can count on for stormwater management solutions.

Your Contech Team



STORMWATER CONSULTANT

It's my job to recommend the best solution to meet permitting requirements.



STORMWATER DESIGN ENGINEER

I work with consultants to design the best approved solution to meet your project's needs.



REGULATORY MANAGER

I understand the local stormwater regulations and what solutions will be approved.



SALES ENGINEER

I make sure our solutions meet the needs of the contractor during construction.

Contech is your partner in stormwater management solutions



Subsurface Infiltration as a Stormwater Management Strategy

CMP Infiltration is used at Long Beach City College in Long Beach, California.

The only sure way to eliminate stormwater pollution is to eliminate stormwater runoff. In recognition of this fact, Green Infrastructure and Low Impact Development based stormwater management regulations prioritizing runoff reduction have proliferated throughout the United States.

Where site conditions allow, infiltration is typically the most cost effective and reliable runoff reduction approach. In urban environments where there are competing demands for land, subsurface infiltration can provide many of the benefits of landscape based systems but without requiring dedicated land area.

Infiltration systems are commonly comprised of a pretreatment component designed to remove sediment, trash, and oil, followed by plastic, metal or concrete storage units surrounded by permeable stone creating a high voids storage gallery.

Infiltration systems are typically designed to support vehicular loading and to withstand lateral pressures from surrounding soil that allows the overlying land to be used for virtually any non-building application.

Corrugated Metal Pipe The "Go To" Material for Stormwater Detention

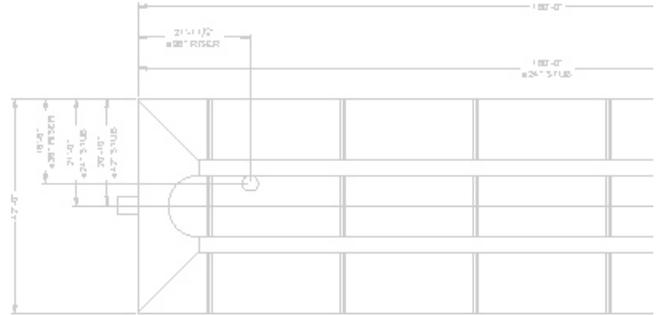


For the majority of applications, corrugated metal pipe (CMP) is the "go to" material for stormwater detention and infiltration. With its low cost, a wide variety of diameters, layout configurations and coatings, no other material can match CMP's flexibility and versatility.

- NCSA service life guidance of 75+ years for certain materials in recommended environments. Please refer to the Corrugated Metal Pipe Detention Design Guide for additional information.
- Various pipe coatings and materials are available to accommodate site-specific needs: Aluminized Steel Type 2 (ALT2), Galvanized, CORLIX® Aluminum, and Polymeric.
- Wide range of gages, corrugations, and shapes, diameters 12"– 144"
- Pipe can be fully or partially perforated for infiltration or groundwater recharge applications
- Custom risers and manifolds provide direct access for maintenance
- Outlet control devices can be incorporated within the system, eliminating the need for a separate structure
- Customizable - a variety of fittings allow CMP to match most layout configurations
- May be designed for heavy loading and high maximum cover
- Contributes to LEED points
- Available locally; quick turnaround time
- The most economical installed solution

No other material can match the flexibility and versatility of CMP

Service Life for Corrugated Metal Pipe



The durability of steel ...

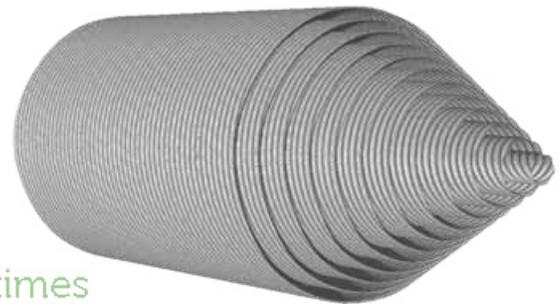
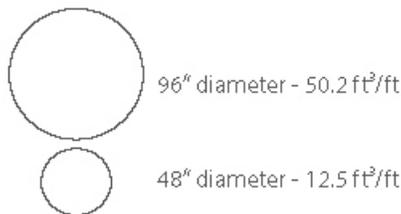
Some engineers are hesitant to use corrugated metal pipe (CMP) for infiltration because they have heard about CMP drainage culverts that have corroded due to abrasion. Factors affecting longevity differ between culvert and infiltration applications. Culverts experience high velocity flows carrying abrasive sediment, which can wear off galvanized coatings used in older CMP culverts. Infiltration systems are designed for storage rather than conveyance, so velocity and abrasive forces are minimized. In addition, improved CMP coatings, such as Aluminized Type 2 (ALT2), are more abrasion resistant and have demonstrated superior in-ground performance against abrasion in long-term durability studies. Field studies also have indicated that ALT2 coating may extend service life in wider pH and resistivity ranges than galvanized coatings. Confirming and maintaining recommended environmental conditions helps ensure system longevity projected by the long term studies. Finally, properly designed infiltration systems include pretreatment, flow control and a stone backfill envelope that can reduce exposure to abrasion



Learn More:
www.ncspa.org

Maximizing Vertical Space: Every Inch Counts

One of the most overlooked advantages of CMP is its ability to maximize vertical storage space. Increasing the depth of a CMP infiltration system allows for more water storage in the same footprint. For example, doubling the diameter of pipe yields four times as much storage volume in the pipe. This provides a significant cost savings per cubic foot of storage. In addition, more vertical storage space means a smaller footprint, less excavation, and lower project costs.



Twice the diameter provides four times the storage space.

System Sizing



APPLICATION TIPS

- Use the largest diameter pipe possible to maximize vertical storage space and minimize the overall footprint. Doing so will reduce material, excavation, and backfill costs.
- Single manifold systems are most cost effective as they reduce the amount of fabrication needed.
- Incorporating flow controls into the CMP system can reduce costs by eliminating the need for additional concrete structures.
- The Contech MOBILE PIPESM mill can be delivered to remote locations and assembled on-site for fast and cost effective steel pipe manufacturing.

DIAMETER (IN)	VOLUME (FT ³ /FT)	MIN. COVER HEIGHT
6	0.20	12"
8	0.35	12"
10	0.55	12"
12	0.78	12"
15	1.22	12"
18	1.76	12"
21	2.40	12"
24	3.14	12"
30	4.90	12"
36	7.10	12"
42	9.60	12"
48	12.60	12"
54	15.90	12"
60	19.60	12"
66	23.80	12"
72	28.30	12"
78	33.20	12"
84	38.50	12"
90	44.20	12"
96	50.30	12"
102	56.80	18"
108	63.60	18"
114	70.90	18"
120	78.50	18"
126	86.60	18"
132	95.00	18"
138	103.90	18"
144	113.10	18"

Because of its low cost and flexible configurations, CMP is the 'go to' material for stormwater detention and filtration.

Contech's CMP Detention systems maximize vertical storage space

Pretreatment Design Considerations

When choosing a pretreatment system, consider the following ...

- Downstream outlet control structures may require protection from a pretreatment device that screens trash and debris.
- Pretreatment system selection depends on pollutant targets. Trash, debris, and larger particles can be removed with hydrodynamic separators. Removing high percentages of fine particles and associated heavy metals and nutrients requires filtration.
- Reduced long term maintenance or replacement cost of the infiltration system can help justify pretreatment construction costs.
- Inlet and pipe layout will influence the number and type of pretreatment systems used. A combination of different systems may be appropriate for the various inlet locations and flows.



The CDS® provides direct access to cleaning, using a combination of swirl concentration and indirect screening.



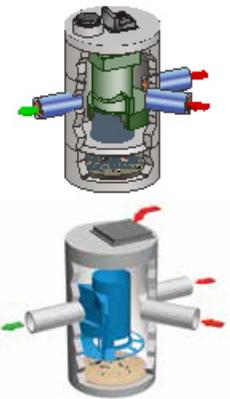
*Learn More:
www.ContechES.com/cm-p-detention*

Reduce long term maintenance of
an infiltration system with pretreatment.

Pretreatment options extend the life of subsurface infiltration

Pretreatment Options

Contech offers a number of pretreatment options, all of which will extend the life of subsurface infiltration systems and improve water quality. The type of system chosen will depend on a number of factors including footprint, soil conditions, local regulations, and the desired level of pretreatment.



Hydrodynamic Separation

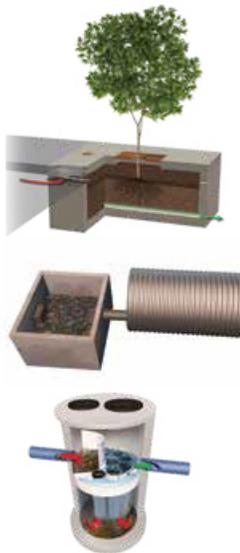
Hydrodynamic Separation (HDS) provides a basic level of pretreatment by capturing and retaining trash and debris, sediment, and oil from stormwater runoff.

CDS®

CDS provides superior trash and sediment removal, and is much easier to clean and maintain compared to the infiltration system itself.

Cascade Separator™

The Cascade Separator uses advanced sediment capture technology to provide the highest sediment removal efficiency to protect the stone backfill voids of infiltration systems, thus extending the life of the system.



Filtration

Filtration provides a higher level of pretreatment and improved water quality by removing trash and debris, oil, fine solids, and dissolved pollutants such as metals, hydrocarbons, and nutrients.

Filterra® Bioretention System

Filterra is an engineered bioretention system that has been optimized for high volume/flow treatment and high pollutant removal.

The Stormwater Management StormFilter®

The StormFilter system is comprised of a structure that houses rechargeable, media-filled cartridges. The media can be customized to target site-specific pollutants.

Jellyfish® Filter

The Jellyfish filter uses membrane filtration in a compact footprint to remove a high level and a wide variety of stormwater pollutants such as fine particulates, oil, trash and debris, metals, and nutrients.

VI. Calculations

For Treatment:

SWQDv = 4,818.52 ft³ (see page 7)

Use 8' diameter x 96' long perforated pipe:

Volume = $[(3.14 \times 8^2)/4] \times 96 = 4,823.04 \text{ ft}^3 > 4,818.52 \text{ ft}^3$

For Pretreatment:

Peak flow capacity = 0.4374 cfs (see page 7)

Use DVS-36 (Dual-Vortex Separator) which has a maximum filter capacity of 0.56 cfs > 0.4374 cfs

VII. Operation and Maintenance



DUAL-VORTEX[®] SEPARATOR

Inspection and Maintenance Guide



Description

The Dual-Vortex Separator (DVS) is a hydrodynamic stormwater treatment device used to remove pollutants from urban runoff. Impervious surfaces and other urban and suburban landscapes generate a variety of contaminants that can enter stormwater and pollute downstream receiving waters. The DVS is designed to capture and retain sediment as well as floating trash, debris and oils. The concentration of metals and other constituents associated with sediment or floating pollutants may also be reduced.

Function

Stormwater runoff enters the DVS unit through an inlet pipe. Influent flow is split evenly between two vortex tubes by a V-shaped weir. The shape and diameter of the vortex tubes promotes circular motion of the incoming stormwater at increased velocities to enhance particle settling through centrifugal force. The system is also designed with an extended flow path to maximize hydraulic residence time which allows increased time to settle out solids. Settled pollutants are collected in an isolated storage area at the bottom of the structure, while floating trash, debris and petroleum hydrocarbons are retained behind baffles that contain the vortex chambers. During peak runoff events, flow in excess of design treatment flow overtops the bypass weir and exits the system without entering the treatment chambers to interrupt the treatment process or re-entrain captured pollutants. Treatment and bypass flows exit the system through an outlet pipe that is plumbed at the same elevation as the inlet pipe.

Configuration

The internal components of the DVS system are fabricated from stainless steel and mounted in a manhole or vault structure. The system is typically delivered as a complete unit for installation by the contractor. Installation includes excavation, preparation of the base rock, setting the unit, plumbing the inlet and outlet piping, backfill and placement of the finished surface at grade. Access to the installed system is allowed through ductile iron casting or hatch covers. The number of access points provided is dependent on the size and configuration of the system.

Maintenance Overview

State and local regulations require all stormwater management systems to be inspected on a regular basis and maintained as necessary to ensure performance and protect downstream receiving waters. Without maintenance, excessive pollutant buildup can limit system performance by reducing the operating capacity and increase the potential for scouring of pollutants during periods of high flow.

Inspection Equipment

The following equipment is helpful when conducting DVS inspections:

- Recording device (pen and paper form, voice recorder, iPad, etc.)
- Suitable clothing (appropriate footwear, gloves, hardhat, safety glasses, etc.)
- Traffic control equipment (cones, barricades, signage, flagging, etc.)
- Manhole hook or pry bar
- Flashlight
- Tape measure
- Measuring stick or sludge sampler
- Long-handled net (optional)
- Replacement sorbent pads

Inspection Procedures

Inspection is essential to consistent system performance and is easily completed. Inspection is typically conducted a minimum of twice per year but since pollutant transport and deposition varies from site to site, a site-specific maintenance frequency should be established during the first two or three years of operation.

DVS inspections are visual and are conducted without entering the unit. To complete an inspection, safety measures including traffic control should be deployed before the access covers are removed. Once the covers have been removed, the following items should be checked and recorded (see form provided on page 5) to determine whether maintenance is required:

- Inspect the internal components and note whether there are any broken or missing parts. In the unlikely event that internal parts are broken or missing, contact Oldcastle Stormwater at (800) 579-8819 to determine appropriate corrective action.
- Note whether the inlet or outlet pipe is blocked or obstructed.
- Observe, quantify and record the accumulation of floating trash and debris in the baffled chambers around the vortex tubes. The significance of accumulated floating trash and debris is a matter of judgement. A long-handled net may be used to retrieve the bulk of trash and debris at the time of inspection if full maintenance due to accumulation of oils or sediment is not yet warranted.
- Observe, quantify and record the accumulation of oils in the baffled chambers around the vortex tubes. If sorbent pads have been used to absorb free oil and grease, observe and record their condition. Unless the sorbent pads are tethered to the internal baffles, spent pads may be netted and replaced at the time of inspection. The significance of accumulated floating oils is a matter of judgement. However, if there is evidence of an oil or fuel spill, immediate maintenance is warranted.
- Finally, observe, quantify and record the accumulation of sediment in the sediment storage sump. A calibrated dipstick, tape measure or sludge sampler may be used to determine the amount of accumulated sediment. The depth of sediment may be determined by calculating the difference between the measurement from the rim of the DVS to the top of the accumulated sediment and the measurement from the rim of the DVS to the bottom of the DVS structure. Finding the top of the accumulated sediment takes some practice and a light touch, but increasing resistance as the measuring device is lowered toward the bottom of the unit indicates the top of the accumulated sediment.

Maintenance

Maintenance should be scheduled if any of the following conditions are identified during inspection:

- Internal components are broken or missing.
- Inlet or outlet piping is obstructed.
- The accumulation of floating trash and debris that cannot be retrieved with a net and/or oil in the baffled chambers around the vortex tubes is significant.
- Tethered sorbent pads, if used, are dirty or saturated.
- The sediment level in the sediment storage sump is greater than 12 inches. The capacity of the sediment sump is 18 inches of sediment depth for all DVS models. Sediment depths greater than 18 inches will begin to affect the performance of the system.

Maintenance Equipment

The following equipment is helpful when conducting DVS maintenance:

- Suitable clothing (appropriate footwear, gloves, hardhat, safety glasses, etc.)
- Traffic control equipment (cones, barricades, signage, flagging, etc.)
- Manhole hook or pry bar
- Confined space entry equipment, if needed
- Flashlight
- Tape measure
- Sorbent pads
- Vacuum truck

Maintenance Procedures

Maintenance should be conducted during dry weather when no flow is entering the system. All maintenance, except possibly the attachment of sorbent pads (if required), may be conducted without entering the DVS structure. Once safety measures such as traffic control are deployed, the access covers may be removed and the following activities may be conducted to complete maintenance:

- Remove floating trash, debris and oils from the water surface using an extension on the end of the boom hose of the vacuum truck. Continue using the vacuum truck to completely dewater the structure through the vortex tubes and evacuate all accumulated sediment from the sediment sump. Some jetting may be required to fully evacuate sediment from the sump. This is easily achieved by inserting a jet hose through the vortex tube opposite the tube used for vacuum hose access.
- If sorbent pads are required and are tethered to the structure, only personnel that are OSHA Confined Space Entry trained and certified may enter the structure to remove and replace the spent pads.
- The structure does not need to be refilled with water after maintenance is complete. The system will fill with water when the next storm event occurs.
- All material removed from the DVS during maintenance must be disposed of in accordance with local regulations. In most cases, the material may be handled in the same manner as disposal of material removed from sumped catch basins or manholes.

Dual-Vortex Separator Inspection and Maintenance Log	
DVS Model _____	Inspection Date _____
Location _____	
Condition of Internal Components	Notes:
<input type="checkbox"/> Good <input type="checkbox"/> Damaged <input type="checkbox"/> Missing	
Inlet or Outlet Blockage or Obstruction	Notes:
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Floating Trash and Debris	Notes:
<input type="checkbox"/> Significant <input type="checkbox"/> Not Significant	
Floating Oils	Notes:
<input type="checkbox"/> Significant <input type="checkbox"/> Not Significant <input type="checkbox"/> Spill	
Sediment Depth	Notes:
<input type="checkbox"/> Inches of Sediment: _____	
Maintenance Requirements	
<input type="checkbox"/> Yes - Schedule Maintenance <input type="checkbox"/> No - Schedule Re-Inspection	

CMP Detention Pipe

Contech® CMP Detention Inspection and Maintenance Guide

Underground stormwater detention and infiltration systems must be inspected and maintained at regular intervals for purposes of performance and longevity.

Inspection

Inspection is the key to effective maintenance of CMP detention systems and is easily performed. Contech recommends ongoing, quarterly inspections. The rate at which the system collects pollutants will depend more on site specific activities rather than the size or configuration of the system.

Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in other various instances in which one would expect higher accumulations of sediment or abrasive/corrosive conditions. A record of each inspection is to be maintained for the life of the system.

Maintenance

CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is logging the discharge orifice.

Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Systems are to be rinsed, including above the spring line, annually soon after the spring thaw, and after any additional use of salting agents, as part of the maintenance program for all systems where salting agents may accumulate inside the pipe.

Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.



NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS A WARRANTY. APPLICATIONS SUGGESTED HEREIN ARE DESCRIBED ONLY TO HELP READERS MAKE THEIR OWN EVALUATIONS AND DECISIONS, AND ARE NEITHER GUARANTEES NOR WARRANTIES OF SUITABILITY FOR ANY APPLICATION. CONTECH MAKES NO WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, RELATED TO THE APPLICATIONS, MATERIALS, COATINGS, OR PRODUCTS DISCUSSED HEREIN. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY CONTECH. SEE CONTECH'S CONDITIONS OF SALE (AVAILABLE AT WWW.CONTECHES.COM/COS) FOR MORE INFORMATION.

CMP MAINTENANCE GUIDE 2/17 PDF



CONTECH
CMP DETENTION SYSTEMS

CONTECH
ENGINEERED SOLUTIONS

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Appendix A **Infiltration Report**

Cal Land Engineering, Inc. dba Quartech Consultants

Geotechnical, Environmental, and Civil Engineering

July 27, 2020

Ace Lumber & Supply, Inc.
2727 N. Rosemead Blvd,
South El Monte, California 91733

Attention: Mr. Wilson Ye

Subject: Percolation Feasibility Testing for the Proposed Infiltration System, 2727 Rosemead Boulevard, APN: 5281-002-005, 006, 009, 010, 011 & 018, South El Monte, California, QCI Project No.: 20-019-004 Perc

Reference: County of Los Angeles, Department of public works, 2017, Guidelines for Design, Investigation and Reporting, Low Impact Development Stormwater Infiltration, (GS200.2), dated June 30, 2017.

Gentlemen:

As requested and authorized, Cal Land Engineering, Inc. (CLE) has performed a feasibility percolation evaluation for the above subject site located at the subject site.

The purpose of this report is to aid in the design and construction of the required storm water infiltration system. The professional opinions and geotechnical information contained in this report are not intended to imply total performance of the project or guarantee that unusual or variable conditions will not be discovered during or after construction. The scope of our study is limited to the area explored, which is shown on Figure 2, (Site Plan).

SITE CONDITIONS

The project site is located on the west side of Rosemead Boulevard, at the southwest intersection of Mabel Avenue and Rosemead Boulevard, in the City of South El Monte, California. The approximate location of the site is presented in the attached Site Location Map (Figure 1). The lot size is approximately 75,400 square ft. (1.73 acres). The site is currently occupied by a commercial building and associated structures. No major surface erosions were observed during our subsurface exploration.

FIELD EXPLORATION

Field exploration for this investigation consisted of drilling one percolation borings (P-1) to the depth of approximately 8-9 feet below existing site grade (depth corresponds to the bottom of infiltration system) and 2 additional borings to the maximum depth of 51.5 feet below the existing grade. Approximate boring and percolation locations are presented on Figure 2, Site Plan

Description of the soil materials encountered during drilling was entered into the boring logs in accordance with the Unified Soil Classification System (USCS) and Hydraulic Soil Group (HSG). The boring logs are included in Appendix A.

SUBSURFACE CONDITION

Our subsurface investigation consisted of excavation of logging and sampling of two hollow stem auger borings to a maximum depth of 51.5 feet at the locations shown on the attached Site Plan, Figure 2. The drilling of the borings were supervised and logged by a QCI's engineer. Relatively

576 East Lambert Road, Brea, California 92821; Tel: 714-671-1050, Fax: 714-671-1090

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QCI Project Number: 20-019-004Per

Page 2
July 27, 2020

Figure 2. The drilling of the borings were supervised and logged by a QCI's engineer. Relatively undisturbed and bulk samples were collected for laboratory testing. Boring logs are presented in Appendix A.

GROUNDWATER

No groundwater was encountered in the borings to the depths explored (51.5').

LABORATORY TESTING

Representative samples were tested for the following parameters: in-situ moisture content and density. In-situ moisture and density test results are presented on the boring logs in Appendix A.

Laboratory testing including Expansion Potential and Mechanical Analysis were performed on selective soil samples:

EXPANSION INDEX

Laboratory Expansion Index test was conducted on the existing onsite near surface materials sampled during QCI's field investigation to aid in evaluation of soil expansion potential. The test is performed in accordance with ASTM D-4829. The testing result is presented below:

Sample Location	Expansion Index	Expansion Potential
P-1 @ 8'-9'	4	Very Low

PARTICLE-SIZE ANALYSIS & PERCENT PASSING #200 SIEVE

Particle-size analyses were determined for selected soil samples in accordance with ASTM D442 standard. The results were plotted and presented in appendix C. Percent of soil passing #200 sieve were determined for selected soil samples in accordance with ASTM D1140 standard. The test results are presented in the following table:

Sample Location	% Passing #200
P-1 @ 8'-9'	25.2

PERCOLATION RATE/ PERMEABILITY

Percolation rate and permeability of the subsurface material, encountered in Boring P-1 was drilled and a 2-inch diameter perforated PVC pipe casing with a solid end cap was installed in the boring after the completion of the drilling. Gravelly filter materials were placed between the PVC pipe and the drill hole.

The test boring was pre-soaked prior to percolation testing, for at least 1 hour to ensure the sand around the perforated pipe is fully saturated. After the presoak, the time interval for recording the water drop was determined between the readings for P-1 hole. The hole was filled with water 12 inches above the bottom of the drilled hole and PVC end cap. Water drop was observed for 30 minutes. The water remained in the hole after 10 minutes but drained before 30 minutes, therefore the time interval between the readings was determined to be 10 minutes. Rate of surface water drop was measured every 10 minutes and testing stopped after a minimum of eight readings and after noticing a stabilized rate of drop was obtained. Upon completion of tests, the

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QCI Project Number: 20-019-004Per

Page 3
July 27, 2020

Numerous measurements recorded within the test period indicated an average percolation rate of 38.70 inch/hour for P-1. The results of percolation test for boring P-1 provided in Appendix B. The percolation rate was reduced and readjusted to account for the discharge of water from both the sides and bottom of boring (i.e., non-vertical flow).

The following formula was used to determine the infiltration rates:

Total Reduction Factor $RF = R_{ft} \times R_{fv} \times R_{fs}$

Reduction Factor (R_{ft}) = 2

Reduction Factor R_{fv} = 3

Reduction Factor R_{fs} = 3

The site is underlain by relatively uniform of alluvial deposits of silty sand (SM). It is our understanding that stormwater infiltration BMPs with pretreatment components and regular maintenance programs will be implemented. The following presents the calculations of the recommended infiltration rate for the onsite stormwater system

Total Reduction Factor $RF = R_{ft} \times R_{fv} \times R_{fs}$
Infiltration Rate = Pre-adjusted Percolation Rate divided by Reduction Factor

Boring P-1

Design Infiltration Rate = $38.70 / (2 \times 3 \times 3) = 2.15 \text{ in/hr}$

CONCLUSIONS AND RECOMMENDATIONS

Our review and analysis of collected data and percolation testing indicate that the proposed infiltration system is feasible from geotechnical viewpoint and permeability rates exceed the required minimum 0.3 inch/hour for onsite soils. It is our opinion that the infiltration rate of **2.1 inch/hour** may be used for the design of the onsite infiltration.

LIMITATIONS

Soil materials vary in character between excavations. Site conditions may vary due to seasonal changes or other factors. Therefore, we assume no responsibility or liability for work, testing or recommendations performed or provided by others. Site geotechnical or environmental factors, are not part of the scope of this work.

Since our study is based upon the site materials observed, engineering research and analyses, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice, and no warranty is expressed or implied. Standards of practice are subject to change with time.

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QCI Project Number: 20-019-004Per

Page 4
July 27, 2020

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to call our office.

Very truly yours,
CAL LAND ENGINEERING, INC.
dba **QUARTECH CONSULTANTS**


Jack C. Lee, GE 2153
Principal Engineer




Abe Kazemzadeh
Project Engineer

Enclosures:

- Figure 1 - Site Location Map
- Figure 1a - Historically Highest Groundwater Contour
- Figure 2 - Site Plan (Boring Location Map)
- Appendix A - Boring Logs
- Appendix B - Percolation Test Results
- Appendix C - Sieve Analysis

Dist: (4) Addressee;

576 East Lambert Road, Brea, California 92821; Tel: 714-671-1050, Fax: 714-671-1090

Appendix B

Source Control Measure Fact Sheets

S-1: Storm Drain Message and Signage

Purpose

Waste material dumped into storm drain inlets can adversely impact surface and ground waters. In fact, any material discharged into the storm drain system has the potential to significantly impact downstream receiving waters. Storm drain messages have become a popular method of alerting and reminding the public about the effects of and the prohibitions against waste disposal into the storm drain system. The signs are typically stenciled or affixed near the storm drain inlet or catch basin. The message simply informs the public that dumping of wastes into storm drain inlets is prohibited and/or that the drain ultimately discharges into receiving waters.

General Guidance

- The signs must be placed so they are easily visible to the public.
- Be aware that signs placed on sidewalk will be worn by foot traffic.

Design Specifications

- Signs with language and/or graphical icons that prohibit illegal dumping, must be posted at designated public access points along channels and streams within the project area. Consult with Los Angeles County Department of Public Works (LACDPW) staff to determine specific signage requirements for channels and streams.
- Storm drain message markers, placards, concrete stamps, or stenciled language/icons (e.g., “No Dumping – Drains to the Ocean”) are required at all storm drain inlets and catch basins within the project area to discourage illegal or inadvertent dumping. Signs should be placed in clear sight facing anyone approaching the storm drain inlet or catch basin from either side (see Figure D-1 and Figure D-2). LACDPW staff should be contacted to determine specific requirements for types of signs and methods of application. A stencil can be purchased for a nominal fee from LACDPW Building and Safety Office by calling (626) 458-3171. All storm drain inlet and catch basin locations must be identified on the project site map.

Maintenance Requirements

Legibility and visibility of markers and signs should be maintained (e.g., signs should be repainted or replaced as necessary). If required by LACDPW, the owner/operator or homeowner’s association shall enter into a maintenance agreement with the agency or record a deed restriction upon the property title to maintain the legibility of placards and signs.

S-1: Storm Drain Message and Signage

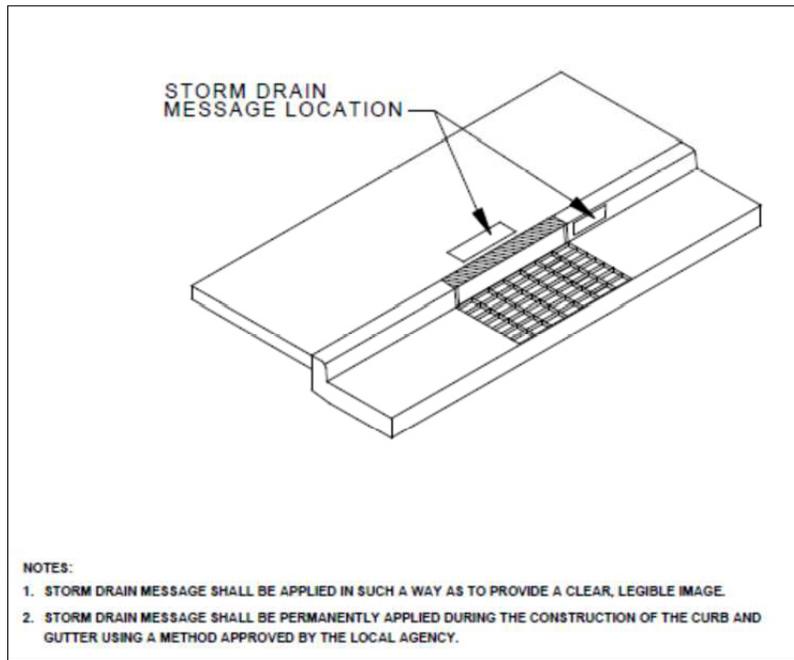


Figure D-1. Storm Drain Message Location – Curb Type Inlet

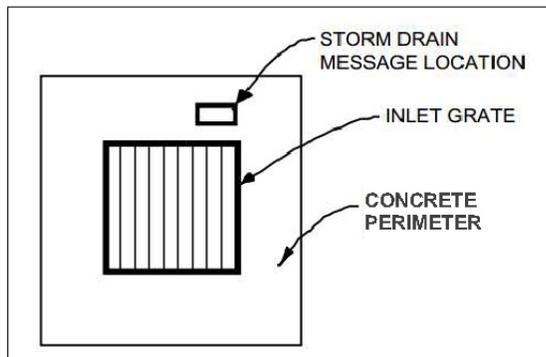


Figure D-2. Storm Drain Message Location – Catch Basin/Area Type Inlet

S-8: Landscape Irrigation Practices

Purpose

Irrigation runoff provides a pathway for pollutants (i.e., nutrients, bacteria, organics, sediment) to enter the storm drain system. By effectively irrigating, less runoff is produced resulting in less potential for pollutants to enter the storm drain system.

General Guidance

- Do not allow irrigation runoff from the landscaped area to drain directly to storm drain system.
- Minimize use of fertilizer, pesticides, and herbicides on landscaped areas.
- Plan sites with sufficient landscaped area and dispersal capacity (e.g., ability to receive irrigation water without generating runoff).
- Consult a landscape professional regarding appropriate plants, fertilizer, mulching applications, and irrigation requirements (if any) to ensure healthy vegetation growth.

Design Specifications

- Choose plants that minimize the need for fertilizer and pesticides.
- Group plants with similar water requirements and water accordingly.
- Use mulch to minimize evaporation and erosion.
- Include a vegetative boundary around project site to act as a filter.
- Design the irrigation system to only water areas that need it.
- Install an approved subsurface drip, pop-up, or other irrigation system.¹ The irrigation system should employ effective energy dissipation and uniform flow spreading methods to prevent erosion and facilitate efficient dispersion.
- Install rain sensors to shut off the irrigation system during and after storm events.
- Include pressure sensors to shut off flow-through system in case of sudden pressure drop. A sudden pressure drop may indicate a broken irrigation head or water line.
- If the hydraulic conductivity in the soil is not sufficient for the necessary water application rate, implement soil amendments to avoid potential geotechnical hazards (i.e., liquefaction, landslide, collapsible soils, and expansive soils).

¹ If alternative distribution systems (e.g., spray irrigation) are approved, the County will establish guidelines to implement these new systems.

S-8: Landscape Irrigation Practices

- For sites located on or within 50 feet of a steep slope (15% or greater), do not irrigate landscape within three days of a storm event to avoid potential geotechnical instability.²
- Implement Integrated Pest Management practices.

For additional guidelines and requirements, refer to the Los Angeles County Department of Health Services.

Maintenance Requirements

Maintain irrigation areas to remove trash and debris and loose vegetation. Rehabilitate areas of bare soil. If a rain or pressure sensor is installed, it should be checked periodically to ensure proper function. Inspect and maintain irrigation equipment and components to ensure proper functionality. Clean equipment as necessary to prevent algae growth and vector breeding. Maintenance agreements between LACDPW and the owner/operator may be required. Failure to properly maintain building and property may subject the property owner to citation.

² As determined by the City of Los Angeles, Building and Safety Division

S-9: Building Materials Selection

Purpose

Building materials can potentially contribute pollutants of concern to stormwater runoff through leaching. For example, metal buildings, roofing, and fencing materials may be significant sources of metals in stormwater runoff, especially due to acidic precipitation. The use of alternative building materials can reduce pollutant sources in stormwater runoff by eliminating compounds that can leach into stormwater runoff. Alternative building materials may also reduce the need to perform maintenance activities (i.e., painting) that involve pollutants of concern, and may reduce the volume of stormwater runoff. Alternative materials are available to replace lumber and paving.

Design Specifications

Lumber

Decks and other house components constructed using pressure-treated wood that is typically treated using arsenate, copper, and chromium compounds are hazardous to the environment. Pressure-treated wood may be replaced with cement-fiber or vinyl.

Roofs, Fencing, and Metals

Minimizing the use of copper and galvanized (zinc-coated) metals on buildings and fencing can reduce leaching of these pollutants into stormwater runoff. The following building materials are conventionally made of galvanized metals:

- Metal roofs;
- Chain-link fencing and siding; and
- Metal downspouts, vents, flashing, and trim on roofs.

Architectural use of copper for roofs and gutters should be avoided. As an alternative to copper and galvanized materials, coated metal products are available for both roofing and gutter application. Vinyl-coated fencing is an alternative to traditional galvanized chain-link fences. These products eliminate contact of bare metal with precipitation or stormwater runoff, and reduce the potential for stormwater runoff contamination. Roofing materials are also made of recycled rubber and plastic.

Green roofs may be an option. Green roofs use vegetation such as grasses and other plants as an exterior surface. The plants reduce the velocity of stormwater runoff and absorb water to reduce the volume of stormwater runoff. One potential problem with using green roofs in the Los Angeles County area is the long, hot and dry summers, which may kill the plants if they are not watered. See the Green Roof Fact Sheet (RET-7) in Appendix E.

S-9: Building Materials Selection

Pesticides

The use of pesticides around foundations can be reduced through the use of alternative barriers. Sand barriers can be applied around foundations to deter termites, as they cannot tunnel through sand. Metal shields also block termites from tunneling. Additionally, diatomaceous earth can be used to repel or kill a wide variety of other pests.

Maintenance Requirements

The integrity of structural elements that are subject to damage (e.g., signs) must be maintained by the owner/operator as required by local codes and ordinances. Maintenance agreements between LACDPW and the owner/operator may be required. Failure to properly maintain building and property may subject the property owner to citation.

APPENDIX G

TRANSPORTATION STUDY



CITY OF SOUTH EL MONTE

1415 N. SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540 FAX (626) 579-2107



Address/Location: 2727 ROSEMEAD BLVD

Case No.: CUP 20-090

Project Description: Mye Plaza 5 Story Mixed Use Development (73 apartments; 16,800 sqf Commercial)

TRAFFIC COMMENTS/REQUIREMENTS:

We have reviewed the VMT analysis for the above project. The VMT component of the Traffic Analysis has been accepted.

Reviewed by:
City of South El Monte Consultant Traffic Department
Jana Robbins
TT# 201032
Date: 03/01/21

MEMORANDUM

To: Jana Robbins, Bahman Janka
Transtech Engineers, Inc.

CC: Ian McAleese, Colby Cataldi
City of South El Monte

From: Mehul Champaneri, Dana Privitt
Kimley-Horn and Associates, Inc.

Date: February 24, 2021

Subject: Mye Plaza Mixed Use Project – CEQA VMT Analysis

The memorandum documents Vehicle Miles Traveled (VMT) Analysis for the proposed Mye Plaza Mixed Use Project (Project) in the City of South El Monte.

Project Description

The proposed project would allow for the development of a 4-story, 106,137 square-foot (sf) mixed-use building on an approximately 1.73-acre site at 2727 North Rosemead Boulevard, in the western portion of the City. The project would include 73 condominium units on the second, third, and fourth levels with 16,800 sf of commercial retail on the ground floor. Ground floor parking and a parking deck between the ground level and second level residences would serve the project site. The site is composed of six parcels (APN 5281-002-005, -006, -009, -010, -011, -018) and bordered by Mabel Avenue to the north, Rosemead Boulevard to the east, a mobile home park and Troy Avenue to the south, and light industrial to the west. Vehicular access would be provided at three locations. Local access would be provided via Mabel Avenue, State Route 164 (Rosemead Boulevard), and Garvey Avenue to the north. Driveways on Mabel Avenue and Rosemead Boulevard would provide access for commercial use parking on the ground floor while resident parking would be provided via a secured access ramp on Mabel Avenue, leading to the above ground parking deck level. Regional access would be provided by Interstate 10, approximately 0.75 mile to north, and State Route 60, approximately 1.4 miles to the south of the project site.

The project site has a General Plan designation of Commercial-Manufacturing and is zoned Commercial-Manufacturing (C-M). The project would require a General Plan Amendment to change the designation from Commercial-Manufacturing to Mixed-Use and a Zone Change from Commercial-Manufacturing (C-M) to Commercial Residential (C-R). The commercial-residential zoning district allows for a mix of commercial and residential uses, or solely commercial or residential land uses. Other discretionary and ministerial permits such as grading and building permits would be required.

Senate Bill 743 (SB 743)

SB 743, approved in 2013, mandated a change in the way transportation impacts are determined according to the California Environmental Quality Act (CEQA). The Governor's Office of Planning and Research (OPR) has directed the use of VMT as the replacement for automobile delay-based LOS for the purposes of determining a significant transportation impact under CEQA. As of December 2018, the Natural Resources Agency finalized updates to CEQA Guidelines to incorporate SB 743 (i.e., VMT). To assist in the implementation of VMT as the primary measure of a transportation impact under CEQA, the OPR

published an updated Technical Advisory on Evaluating Transportation Impacts in CEQA in December 2018. Statewide application of the new guidelines went into effect on July 1, 2020.

In anticipation of the change to VMT, the San Gabriel Valley Council of Governments (SGVCOG) undertook the SGVCOG SB 743 Implementation Study to assist with answering important implementation questions about the methodology, thresholds, and mitigation approaches for VMT impact analysis in its member agencies. The study includes the following main components.

- Analysis Methodologies Memorandum – Identification of potential thresholds that can be considered when establishing thresholds of significance for VMT assessment and recommendations of analysis methodologies for VMT impact screening and analysis
- Mitigation Memorandum – Types of mitigation that can be considered for VMT mitigation
- VMT Assessment Tool – A web-based tool that can be used for VMT screening and mitigation recommendation

The City of South El Monte utilized the information produced through the Implementation Study to adopt a methodology and significance thresholds for use in CEQA compliance. Consistent to the implantation study, the City recommends utilizing the Southern California Association of Government (SCAG) Travel Demand Model as its methodology to measure VMT.

VMT Thresholds

The City of South El Monte has adopted the following VMT significance criteria.

Project VMT Thresholds

Based on the OPR guidelines, a project would result in a significant project generated VMT impact if either of the following conditions are satisfied.

- The baseline project generated Home-Based VMT per capita exceeds the 15% below the SGVCOG baseline Home-Based VMT per capita for residential projects
- Project shows a net increase in Total VMT in the region for retail projects

The City guidelines also recommended the use of Total VMT per service population as an efficiency metric to evaluate retail projects. However, for mixed-use projects, OPR recommends analyzing each land use separately and comparing each result to the appropriate threshold. Combining land use for VMT analysis is not recommended by OPR, as different land uses generate different amounts of VMT, so the outcome of such an analysis could depend more on the mix of uses than on their travel efficiency. Therefore, for the purpose of this analysis only the two listed thresholds (Home-Based VMT per capita and Total VMT) were used to evaluate the project VMT impacts. However, the comparison of Total VMT per service population was also made for informational purpose only.

Cumulative VMT Thresholds

If a project is consistent with the regional RTP/SCS, then the cumulative impacts shall be considered less than significant subject to consideration of other substantial evidence. If it is not consistent with the RTP/SCS, a project would result in a significant VMT impact if:

- The cumulative project generated VMT per capita or service population exceeds 15% below the SGVCOG baseline VMT per capita or service population

Initial VMT Screening

This section documents Vehicle Miles Traveled (VMT)/ SB 743 considerations for the project. The City Guidelines provides details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed level analysis. Screening thresholds are broken into the following three steps:

1. Transit Priority Areas (TPA) Screening

As described in the OPR Guidelines, projects located within half mile from an existing major transit stop or within half of a mile from an existing stop along a high-quality transit corridor can be screened out. The Project site is served by public transit provided by Los Angeles County Metropolitan Transportation Authority (Metro). Bus stops located at Rosemead Boulevard and Garvey Avenue serve the project with Metro Line 266 (from 6:09 AM to 8:42 PM), Metro Line 70 (24 hours) and Metro Line 770 (from 4:49 AM to 7:53 PM). Metro Line 266 operates along Rosemead Boulevard, and Metro Lines 70 and 770 operates along Garvey Avenue within the project vicinity. These bus routes operate with headways varying from 15 to 20 minutes during the peak commute periods. The Metro bus stops for these routes are located within half mile distance of the Project site.

Based on the OPR Guidelines, the Project may be presumed to have a less than significant impact absent substantial evidence to the contrary. The OPR Guidelines state that this presumption may NOT be appropriate if the project:

- Has a Floor Area Ratio (FAR) of less than 0.75;
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the City), with input from the Metropolitan Planning Organization);
- Replaces affordable residential units with a smaller number of moderate-or high income residential units.

Project does not meet any of the criteria that would disqualify it from TPA screening with the exception of headways not consistently less than 15 minutes during the peak commute periods as required by OPR. Therefore, in abundance of caution and to provide a conservative analysis, the Project is not screening out based on TPA screening.

2. Low VMT-Generation Area Screening

Projects generating VMT below 15% below regional average can be screened out. City of South El Monte has selected SGVCOG regional average for VMT screening. For a mixed-used project all components of the project should be analyzed against the low VMT maps for either the dominant project land use (if applicable) or for each individual land use (if there is no dominant project land use). Reductions in VMT may be applied to account for internal trips that would occur within the project site. Based on the SGVCOG online VMT tool, the residential component is below 15% of the regional VMT per Capita, whereas the commercial component is not below 15% of the regional VMT per service Population. Therefore, the project is not screened out based on the low VMT-Generation Area screening. The net change in total VMT cannot be evaluated using the VMT tool and requires a full VMT analysis. Project area VMT and City VMT threshold from the initial screening analysis based on the online VMT tool is shown in **Table 1**. Detailed results from the VMT tool are also included in the **Attachment A**.

Table 1 – City Thresholds and Project Area VMT (Initial Screening for Low VMT Area)

Land Use and Efficiency Metric	Existing SGVCOG Avg. VMT	VMT Threshold	Existing+Project Project Area VMT	Potentially Significant
Residential: Home-Based VMT per Capita	16.21	13.78 (85%)	12.95	No
Retail: Total VMT per Service Population	36.09	30.68 (85%)	43.08	Yes

Note: The threshold values and Project Area VMT are generated using SGVCOG online tool.

As mentioned earlier, the Total VMT per Service Population metric is only provided for informational purpose and not considered in the evaluation and conclusion of this analysis.

3. Project Type Screening

Some project types have been identified in the City guidelines as having the presumption of a less than significant impact. The following uses can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

- Local-serving retail uses less than 50,000 square feet
- Other local-serving uses as approved by the City Staff
- Projects generating less than 110 daily vehicle trips

The retail component of the Project can be screened out based on the Project Type screening criteria. However, since this is a mixed-use project and the impact of project as whole is necessary to be considered in the analysis in terms of Total VMT. Therefore, in abundance of caution and to provide a conservative analysis, the Project was not screening out initially based on Project Type screening.

A land use project needs only meet one of the above screening thresholds to be presumed to result in not significant impact under CEQA pursuant to SB 743. As mentioned above, the Project is considered to have not met any of the criteria that would qualify it to be non-significant and therefore a complete VMT analysis was conducted to further analyze the VMT impacts.

Cumulative VMT Screening

The proposed project was checked against the SCAG Regional Transportation Plan (RTP) 2040 forecasts, and the project is consistent with the future growth in the SCAG forecasts. Therefore, based on the City guidelines the cumulative impacts of the proposed project are considered less than significant.

VMT Analysis

For mixed-use project, OPR recommends analyzing each component individually or focus on the predominant land use. For the purpose of this analysis both residential and retail components are considered equal and analyzed individually. A logical way to evaluate this type of land use is to consider different trip purpose of the project for each component. The following discussion is provided regarding the trip types.

Home-Based trips. These are the primary automobile trips associated with residential uses such as the proposed project. The residential use is expected to generate several trips related to work, shopping, school, etc. in the region. The efficiency of VMT associated with home-based trips has been assessed based on the SCAG Travel Demand Model consistent with the City’s draft guidelines.

Total trips. These includes all vehicle trips and trip purposes including trucks. Retail component is evaluated using total VMT per service population. The efficiency of VMT associated with total trips has been assessed based on the SCAG Travel Demand Model consistent with the City’s draft guidelines.

Project VMT was derived using the most current version of SCAG. The SCAG model is a trip-based model and considers interaction between different land uses based on socio-economic data such as population, households and employment. Adjustments in socio-economic data (households, population and employment) were made to the appropriate traffic analysis zone (TAZ) within the SCAG model to reflect the Project’s proposed land use. **Table 2** shows the Project household and employment numbers added to the appropriate project TAZ in the SCAG model.

Table 2 – SCAG Model Project Socio-Economic Data

TAZ (Tier 2)	Additional Households	Additional Retail Employment
TAZ # 22195100	73	40

The calculation of vehicle miles traveled has two components – the total number of trips generated and the average trip length of each vehicle. As the proposed project is a mixed-use, both trip production and attractions were used from the home-based and all trip purpose matrices in the SCAG model. Using the peak and off-peak person trip matrices, skim (distances) matrices and appropriate occupancy rates, VMT was calculated for the project traffic analysis zone (TAZ). The following discussion is provided regarding these trip types and VMT evaluation metrics.

Project Home-Based VMT per Capita

The home-based VMT per capita is the Home-Based production VMT divided by population derived from the SCAG model. The Home-Based VMT per Capita is used to measure efficiency of VMT generated by residential uses. The project area Home-Based VMT per Capita for the existing and existing plus project conditions were calculated based on the SCAG model and compared to evaluate VMT impacts.

Net Change in Total regional VMT

OPR recommends “net increase” as the threshold for significance for retail land uses. This means that if a proposed retail use results in additional VMT in the region, it would result in a finding of significance. Net change in regional VMT is also used to measure the project’s VMT impact. Total SGVCOG regional VMT was derived for the with and without project conditions, using both the productions and attractions from all trip purposes included in the model, and net change in the VMT was calculated.

Potential Impacts - Quantitative

As shown in **Table 3**, the project area Home-Based VMT per Capita will remain 15% below SGVCOG average VMT per Capita. Net VMT in the SGVCOG region is reduced with the project compared to the existing conditions.

Table 3 – Project VMT Impact Evaluation

Land Use and Efficiency Metric	Existing SGVCOG Avg. VMT	VMT Threshold	Existing+Project Project Area VMT	Potentially Significant
Residential: Home-Based VMT per Capita	16.27	13.83 (85%)	12.99	No
Retail: SGVCOG regional Total VMT	74,437,225	Less than Existing	74,424,935	No

Note: VMT Thresholds are calculated based on the Base Year 2012 SCAG model runs.

The numerical threshold value (16.27) shown in **Table 3** is based on the methodology recommended by City’s draft SB 743 Implementation Guidelines. It should be noted that this value slightly differs from the threshold value (16.21) shown in the SGVCOG online VMT tool, but the outcome of the analysis will be consistent with the City’s guidelines as the threshold of significance is based on the percentage of the with and without project VMT and not the absolute value. Both the with and without project VMT values were recalculated for consistent comparison.

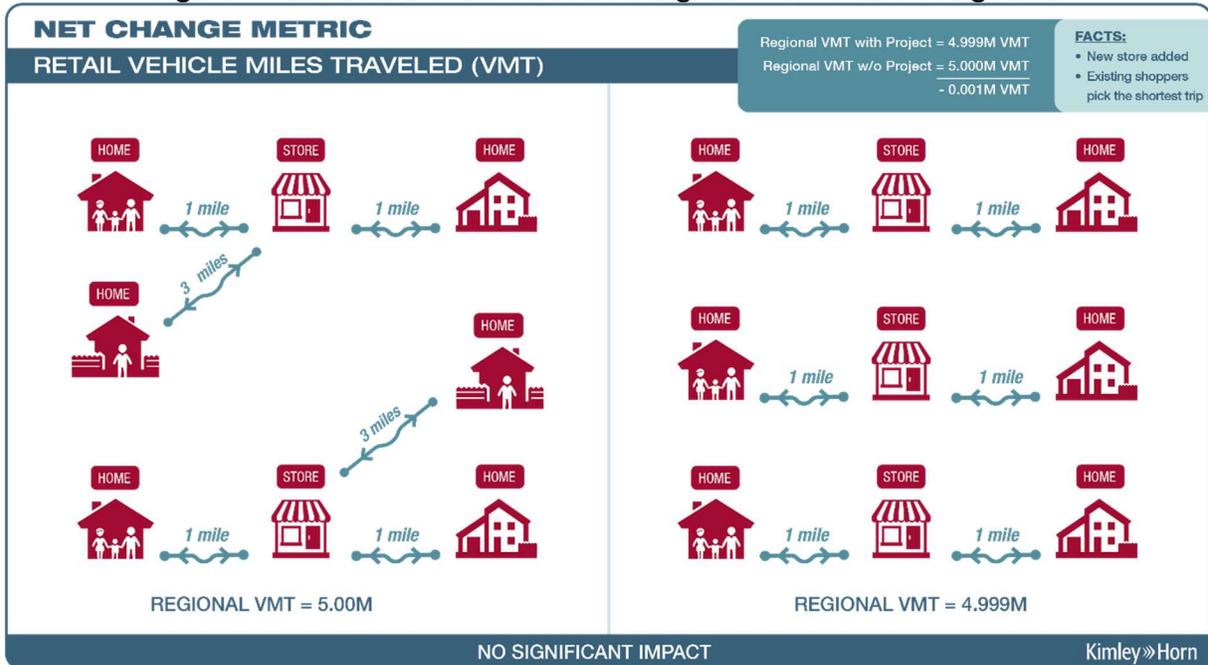
Potential Impacts - Qualitative

The retail component of the project was also analyzed qualitatively. As described earlier, OPR recommends the threshold for significance for retail land uses is “a net increase.” This means that if a proposed retail use results in additional VMT, it would result in a finding of significance.

Local serving retail primarily serves pre-existing needs (i.e. they do not generate new trips because they meet existing demand). Because of this, local-serving retail uses can be presumed to reduce trip lengths when a new store is proposed. Essentially, the assumption is that someone will travel to a newly constructed local serving store because of its proximity, rather than the proposed retail store fulfilling an unmet need (i.e. the person had an existing need that was met by the retail located further away and is now traveling to the new retail use because it is closer to the person’s origin location). This results in a trip on the roadway network becoming shorter, rather than a new trip being added to the roadway network, which would result in an impact to the overall transportation system. This is especially true for mixed-use projects where the proximity to the retail is much closer, and as seen in **Table 3** the net regional VMT is reduced with the project. Conversely, residential and office land uses often drive new trips given that they introduce new participants to the transportation system.

Figure 1 has been provided to visually demonstrate the basis of this finding. Note that the numbers provided are for illustrative purposes as the analysis technique used is qualitative. The figure demonstrates that by providing a new retail opportunity in the community, proximity to a retail destination is improved and trips related to retail serving are shorten resulting in a reduction in VMT.

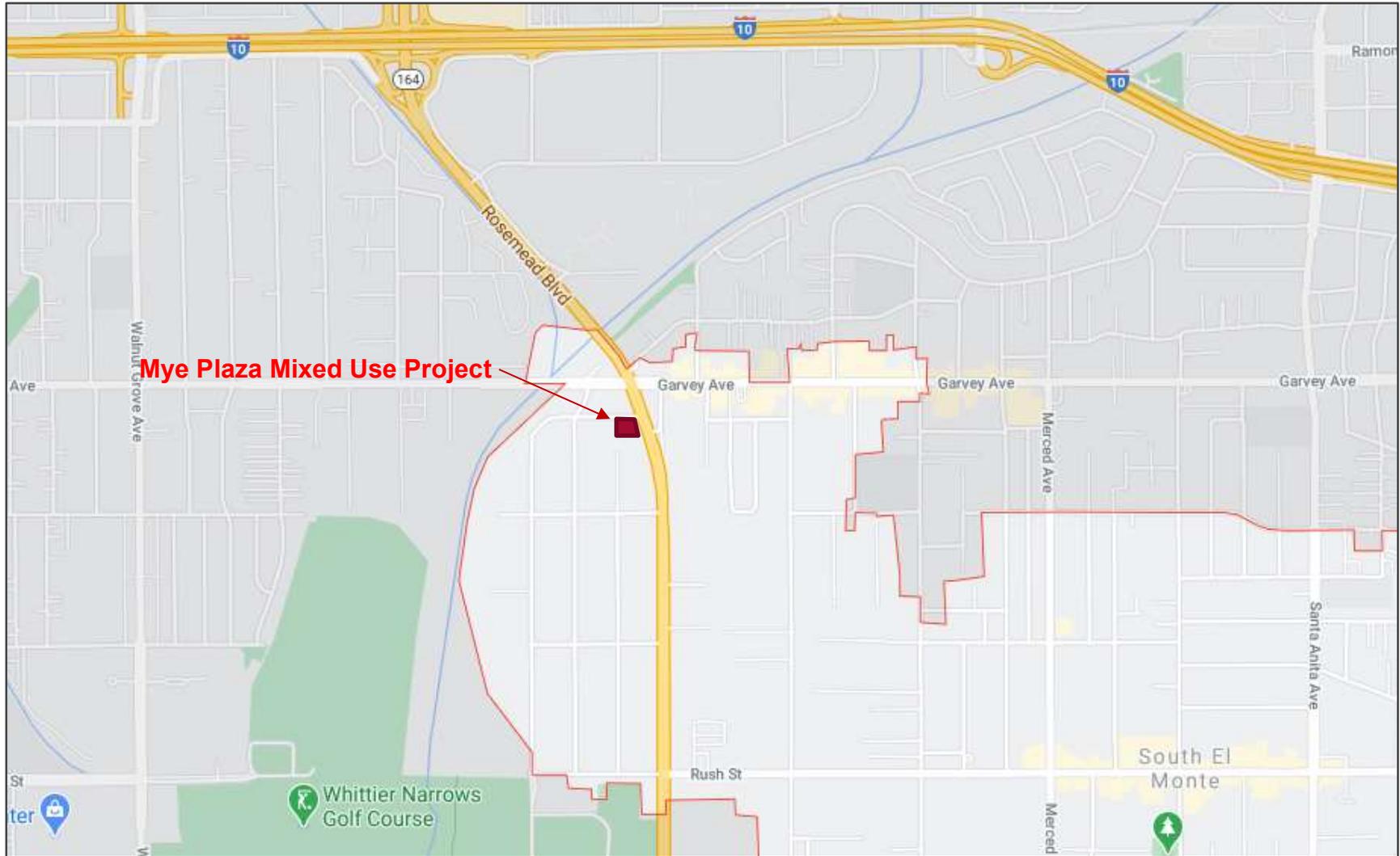
Figure 1 – Illustration of the VMT Reducing Effect of Local Serving Retail



Conclusion

The Project’s transportation impact based on the quantitative as well qualitative VMT analysis is non-significant based on City of South El Monte and OPR’s recommended thresholds.

Exhibit 1: Project Location



Attachment A: Initial Screening using SGVCOG VMT Tool

Project Details

Timestamp of Analysis: January 04, 2021, 12:52:53 PM

Project Name: Mye plaza

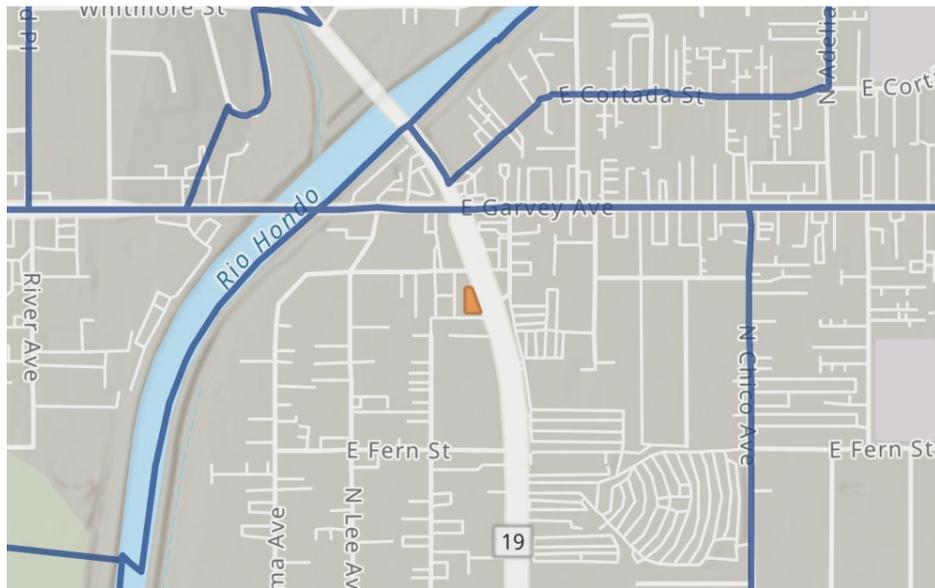
Project Description: Mixed Use

Project Location

Jurisdiction:	APN	TAZ
South El Monte	5281-002-010	22195100

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2012

Project Land Use

Residential:

Single Family DU:

Multifamily DU:

Total DUs: 0

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

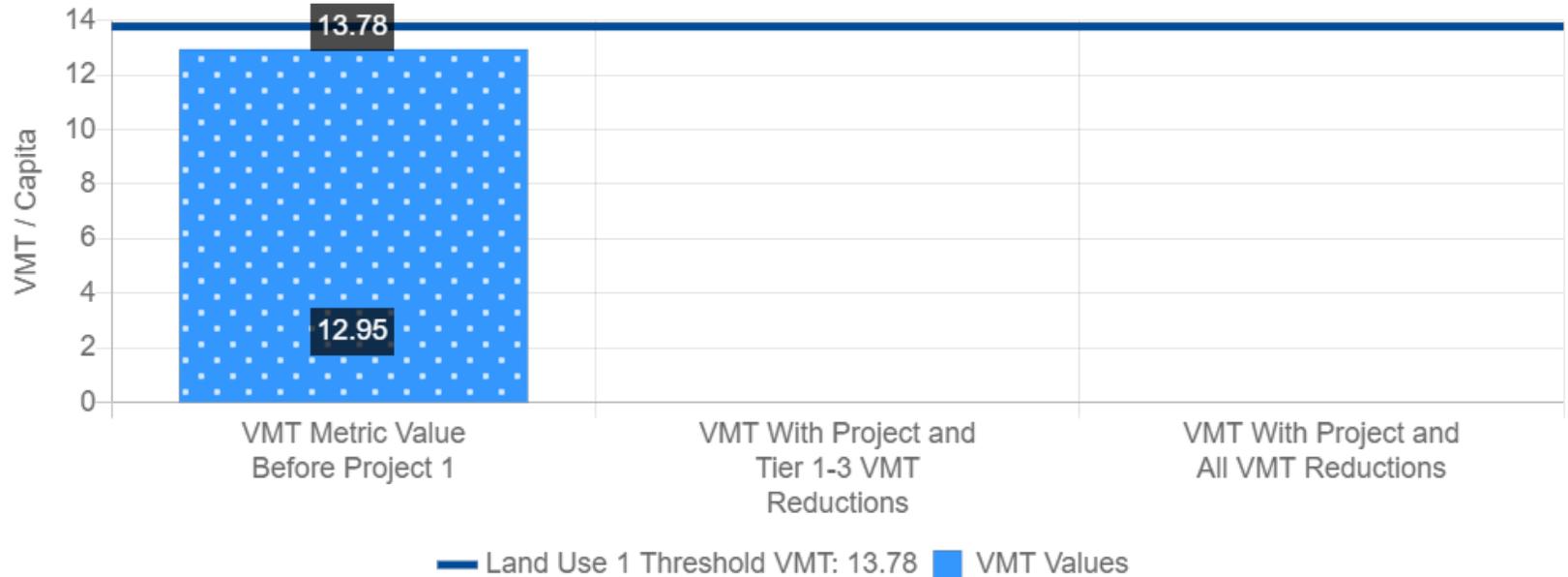
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Home-based VMT per Capita
VMT Baseline Description 1:	SGVCOG Average
VMT Baseline Value 1:	16.21
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

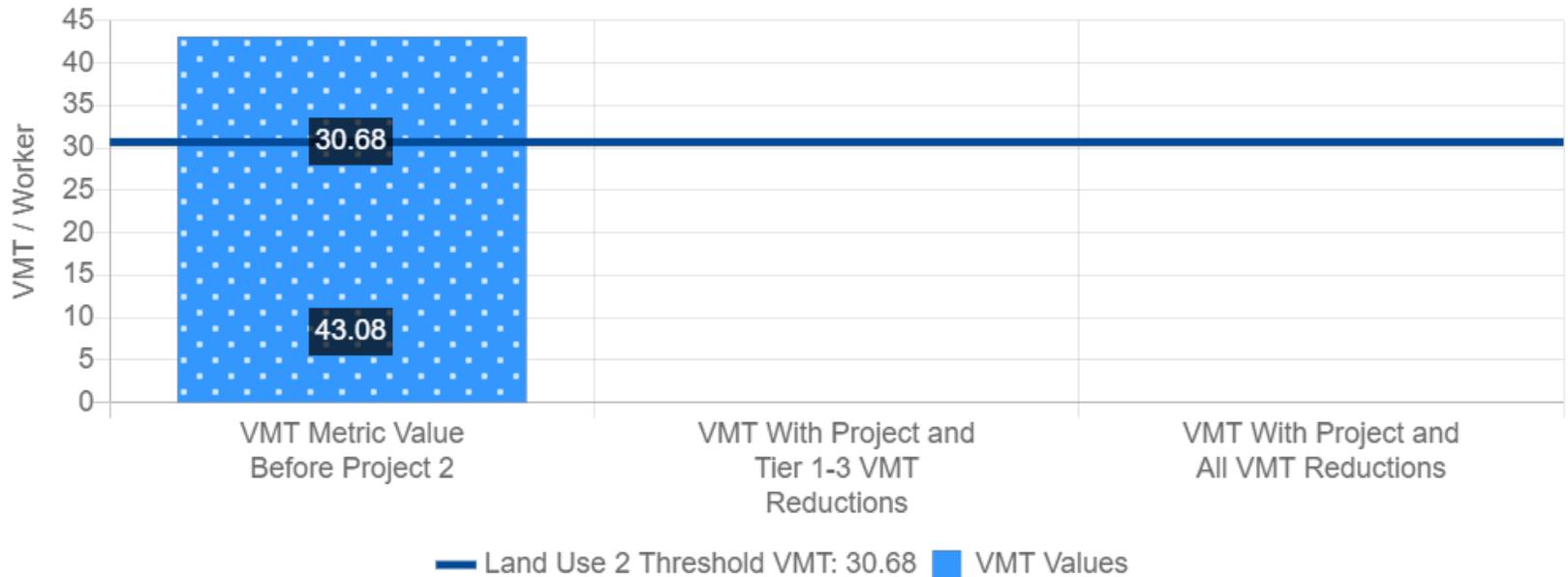
	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	12.95	null	null
Low VMT Screening Analysis	Yes (Pass)	null	null



Commercial Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 2:	Commercial
VMT Without Project 2:	Total VMT per Service Population
VMT Baseline Description 2:	SGVCOG Average
VMT Baseline Value 2:	36.09
VMT Threshold Description 2:	-15%
Land Use 2 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	43.08	null	null
Low VMT Screening Analysis	No (Fail)	null	null



APPENDIX H

NATIVE AMERICAN TRIBAL CONSULTATION CORRESPONDENCE

Native American Tribal Consultation under AB 52 are between tribal representatives and the Lead Agency (City of South El Monte). AB 52 requires that any information – not just documents– submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public consistent with Gov. Code Sections 6254, subd.(r) and 6254.10. (Pub. Resources Code § 21082.3, subd. (c)(1)). Unless the tribe agrees, in writing, to public disclosure, the project applicant or the project applicant’s legal advisors, using a reasonable degree of care, shall maintain the confidentiality of the information exchanged for the purposes of preventing looting, vandalism or damage to a tribal cultural resource and shall not disclose the information to a third party. (Pub. Resources Code § 21082.3, subd. (c)(2)(A)).

For more information, please contact the Planning Division at the City of South El Monte.

NATIVE AMERICAN HERITAGE COMMISSION

December 29, 2020

Brian Leung
City of South El Monte

Via Email to: brian.leung@kimley-horn.com

Re: Native American Consultation, Pursuant to Senate Bill 18, Government Code §65352.3 and §65352.4, Mye Plata at 2727 North Rosemead Blvd Project, Los Angeles County

Dear Mr. Leung:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties.

Government Code § 65352.3 and § 65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

The NAHC also believes that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources that have already been recorded or are adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.



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nahc@nahc.ca.gov
NAHC.ca.gov

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code §6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for more information.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we are able to assure that our consultation list remains current.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

February 5, 2021

Project Name: Mye Plaza Use Project at 2727 N. Rosemead Blvd in the western part of the city of South El Monte

Dear Ian McAleese,

Thank you for your letter dated January 8, 2021 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note: AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

admin@gabrielenoindians.org

MYE PLAZA MIXED-USE DEVELOPMENT PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

Prepared for

City of South El Monte
1415 Santa Anita Avenue
South El Monte, CA 91733

Prepared by

Kimley-Horn and Associates, Inc.
1100 W Town and Country Road, Suite 700
Orange, California 92868

Date: December 2021

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures (MMs) outlined in The Mye Plaza Mixed Use Development Project Initial Study/Mitigated Negative Declaration (IS/MND). The Mye Plaza Mixed Use Development MMRP has been prepared in conformance with Public Resources Code §21081.6 and City of South El Monte Monitoring Requirements. Specifically, Public Resources Code Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- (b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- (c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction

over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or an agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

State CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of South El Monte is the Lead Agency for The Mye Plaza Mixed Use Development Project and is therefore responsible for ensuring implementation of the MMRP. The MMRP has been drafted as a fully enforceable monitoring program to meet Public Resources Code Section 21081.6 requirements.

The MMRP is comprised of the Mitigation Program and includes measures to implement and monitor the Mitigation Program. The MMRP defines the following for each MM:

- **Definition of Mitigation.** The Mitigation Measure contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the responsible party for implementing the mitigation, and the City of South El Monte or designated representative is responsible for monitoring the performance and implementation of the mitigation measures. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.
- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

The MM numbering system in the table corresponds with the MM numbering system in the IS/MND. The MMRP table's last column will be used by the parties responsible for documenting when MM implementation has been completed. The ongoing documentation and monitoring of mitigation compliance will be completed by the City of South El Monte. The completed MMRP and supplemental documents will be kept on file at the City of South El Monte Planning Division.

**MYE PLAZA MIXED-USE DEVELOPMENT PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
Air Quality					
MM AQ-1: Health Emissions. Prior to the issuance of building permits, the building official shall confirm that the applicable project plans and specifications do not include wood-burning or natural gas hearths.	Prior to Building Permit Issuance	Verify Requirements Included on Project Plans	Planning and Building & Safety Divisions		
Cultural Resources					
MM CR-1: Prior to the issuance of the first grading permit or permit for ground disturbance activities, the Applicant shall provide evidence to the City of South El Monte that a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor) has been retained. The selection of the qualified professional(s) shall be subject to approval by the City. In the event that cultural resources (archaeological, historical, paleontological) are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The qualified professional shall be contacted to evaluate the significance of the finding an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the State CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.	Prior to Grading Permit Issuance; During Excavation and Grading Activities	Verify Requirements Included on Grading and Construction Plans Retention of a Qualified Professional, If Cultural Resources are Unearthed; Evaluate Significance of Findings	Planning and Building & Safety Divisions Qualified Professional Paleontologist		
MM CR-2: California Health and Safety Code Section 7050.5, State CEQA Guidelines Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. California Health and Safety Code Section 7050.5 requires that in the event that human remains are	During Excavation and Grading Activities, If Remains are Unearthed	Verify Requirements on Construction Plans Site Inspection	Planning and Building & Safety Divisions Coroner, Native American Heritage		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
discovered, disturbance of the site shall be halted until the coroner has conducted an investigation into the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.			Commission, if remains are Native American		
Geology and Soils					
MM GEO-1: Prior to the issuance of grading permits, the City of South El Monte shall review all project plans for grading, foundation, structural, infrastructure, and all other relevant construction permits to ensure compliance with the applicable recommendations from the Geotechnical Investigation and other applicable Code requirements.	Prior to Grading Permit Issuance	Verify Compliance on Project Plans	Planning and Building & Safety Divisions		
MM GEO-2: Prior to the issuance of the first grading permit or permits for ground disturbance activities, the Applicant shall provide evidence to the City of South El Monte that a qualified professional paleontologist has been retained. The selection of the qualified professional(s) shall be subject to the acceptance of the City. In the event that paleontological are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The qualified professional shall be contacted to evaluate the significance of the finding an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation	Prior to Grading Permit Issuance	Retention of a Qualified Paleontologist.	Planning and Building & Safety Divisions		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
requirements pursuant to Section 15064.5 of the State CEQA Guidelines shall be followed. After the finding has been appropriately avoided or mitigated, work in the area may resume.					
Hazards and Hazardous Materials					
MM HAZ-1: In accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, an asbestos survey shall be performed on any structures proposed for demolition that are known or suspected to have been constructed prior to 1980. If asbestos-containing materials (ACMs) are determined to be present, the materials shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the South Coast Air Quality Management District (SCAQMD). Demolition and disposal of ACMs shall be completed in accordance with the procedures specified by SCAQMD's Rule 1403.	Prior to Demolition	Completion of Asbestos Survey, If Asbestos-Containing Materials Discovered, Abatement by Certified Asbestos Abatement Contractor	Planning and Building & Safety Divisions Certified Asbestos Abatement Contractor		
MM HAZ-2: A lead-based paint survey shall be performed on any structure proposed for demolition that are known or suspected to have been constructed prior to 1980. If lead-based paint is identified, then federal and State construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling lead-based paint is identified at the structure, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. Requirements set forth in the California Code of Regulations shall be followed during demolition activities, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.	Prior to Demolition	Completion of Lead-Based Paint Survey, If Lead-Based Paint Identified, Removal by a Qualified Lead Abatement Contractor	Planning and Building & Safety Divisions Qualified Lead Abatement Contractor		
Tribal Cultural Resources					

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
<p>MM TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.</p> <p>A. The Applicant shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the “Kizh” or the “Tribe”) – the direct lineal descendants of the project location. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project, at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” includes, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>B. A copy of the executed monitoring agreement shall be provided to the City of South El Monte prior to the earlier of the commencement of any ground-disturbing activity for the project, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>C. The Applicant shall provide the Tribe with a minimum of 30 days advance written notice of the commencement of any project ground-disturbing activity so that the Tribe has sufficient time to secure and schedule a monitor for the project.</p> <p>D. The Applicant shall hold at least one pre-construction sensitivity/educational meeting prior to the commencement of any ground-disturbing activities, where at a senior member of the Tribe will inform and educate the project’s construction and managerial crew and staff members (including any project subcontractors and consultants) about the tribal cultural resources (“TCR”) mitigation measures and compliance obligations, as well as places of significance located on the project site (if any),</p>	Prior to Ground Disturbing Activities	<p>Retention of an Approved Native American Monitor; Executed Monitoring Agreement</p> <p>Monitoring During Ground Disturbance Activities; Pre-Construction Sensitivity/Educational Meeting; Daily Tribal Monitoring Logs</p>	<p>Planning and Building & Safety Divisions</p> <p>Native American Monitor</p>		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
<p>the appearance of potential TCRs, and other informational and operational guidance to aid in the project’s compliance with the TCR mitigation measures.</p> <p>E. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc. (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the City upon written request.</p>					
<p>MM TCR-2: Discovery of TCRs, Human Remains, and/or Grave Goods</p> <p>A. Upon the discovery of a TCR, all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) shall cease. The Tribe shall be immediately informed of the discovery, and a Kizh monitor and/or Kizh archaeologist will promptly report to the location of the discovery to evaluate the TCR and advise the project manager regarding the matter, protocol, and any mitigating requirements. No project construction activities shall resume in the surrounding 50 feet of the discovered TCR unless and until the Tribe has completed its assessment/evaluation/recovery of the discovered TCR and surveyed the surrounding area.</p> <p>B. The Tribe will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate in its sole discretion, and for any purpose the Tribe deems</p>	<p>During Construction, If Remains are Found</p>	<p>Kizh Monitor Assigned and On Site, If Remains are Found</p>	<p>Planning and Building & Safety Divisions</p> <p>Kizh Monitor</p>		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
<p>appropriate, including but not limited to, educational, cultural and/or historic purposes.</p> <p>C. If Native American human remains and/or grave goods are discovered or recognized on the project site or at any off-site project location, then all construction activities shall immediately cease. Native American “human remains” are defined to include “an inhumation or cremation, and in any state of decomposition or skeletal completeness.” (Public Resources Code [PRC] §5097.98 (d)(1).) Funerary objects, referred to as “associated grave goods,” shall be treated in the same manner and with the same dignity and respect as human remains. (PRC §5097.98 (a), (d)(1) and (2).</p> <p>D. Any discoveries of human skeletal material or human remains shall be immediately reported to the County Coroner (Health & Safety Code §7050.5(c); 14 Cal. Code Regs. §15064.5(e)(1)(B)), and all ground-disturbing project ground-disturbing activities on site and in any other area where the presence of human remains and/or grave goods are suspected to be present, shall immediately halt and remain halted until the coroner has determined the nature of the remains. (14 Cal. Code Regs. §15064.5(e).) If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.</p> <p>E. Thereafter, construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or grave goods, if the Tribe determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures</p>					

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
<p>the Tribal monitor and/or archaeologist deems necessary). (14 Cal. Code Regs. §15064.5(f).)</p> <p>F. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.</p> <p>G. Any historic archaeological material that is not Native American in origin (non-TCRs) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <p>H. Any discovery of human remains and/or grave goods discovered and/or recovered shall be kept confidential to prevent further disturbance.</p>					
<p>MM TCR-3: Procedures for Burials, Funerary Remains, and Grave Goods</p> <p>A. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented for all discovered Native American human remains and/or grave goods. Tribal Traditions include, but are not limited to, the preparation of the soil for burial, the burial of funerary objects and/or the deceased, and the ceremonial burning of human remains.</p> <p>B. If the discovery of human remains includes four (4) or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.</p> <p>C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated “grave goods” (aka, burial goods or funerary objects) are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have</p>	During Construction, If Remains are found	Burial Preparation and Ceremony, If Remains are Found	Planning and Building & Safety Divisions		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
<p>been placed with individual human remains either at the time of death or later, as well as other items made exclusively for burial purposes or to contain human remains. Cremations will either be removed in bulk or by means necessary to ensure complete recovery of all sacred materials.</p> <p>D. In the case where discovered human remains cannot be fully recovered (and documented) on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to divert the project while keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.</p> <p>E. In the event preservation in place is not possible despite good faith efforts by the Applicant and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. The site of reburial/repatriation shall be agreed upon by the Tribe and the landowner and shall be protected in perpetuity.</p> <p>F. Each occurrence of human remains and associated grave goods will be stored using opaque cloth bags. All human remains, grave goods, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items will be retained and shall be reburied within six months of recovery.</p> <p>G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated</p>					

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.					

Standard Conditions (SCs)	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
Air Quality					
SC AQ-1: Dust Control During construction, construction contractors shall comply with South Coast Air Quality Management District’s (SCAQMD) Rules 402 and 403 in order to minimize construction emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. SCAQMD Rule 403 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible beyond the property line of the emission source. This rule is intended to reduce PM10 emissions from any transportation, handling, construction, or	During Construction	Verify Requirements Included on Grading and Construction Plans; Site Inspections	Planning and Building & Safety Divisions		

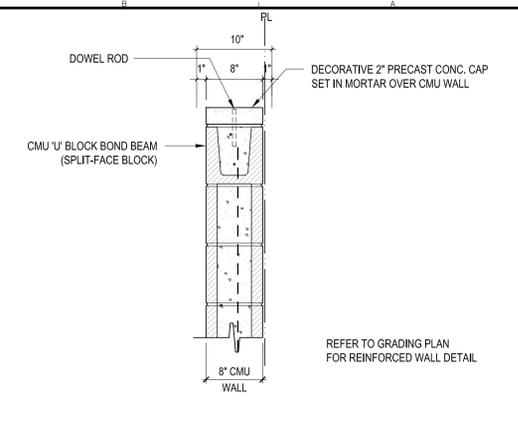
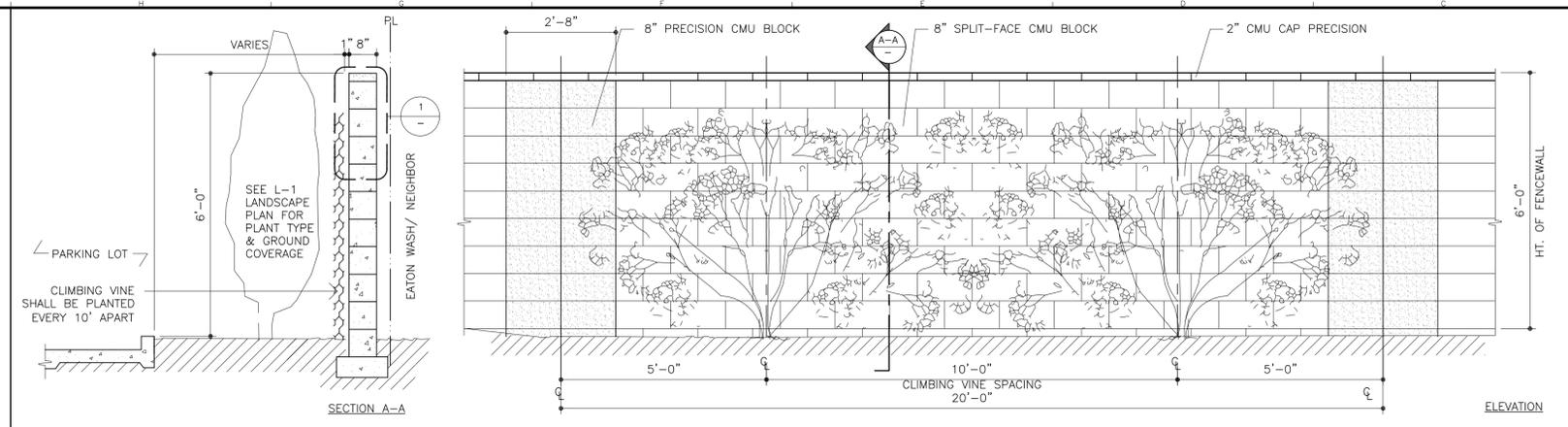
Standard Conditions (SCs)	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
<p>storage activity that has the potential to generate fugitive dust. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 lists the Best Available Control Measures that are applicable to all construction projects. The measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a. Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized. b. All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized. c. All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust. d. The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times. e. Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface. 					
<p>SC AQ-2: Architectural Coatings. South Coast Air Quality Management District (South Coast AQMD) Rule 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories. Architectural coatings shall be selected so that the volatile organic compound (VOC) content of the coatings is compliant with South Coast AQMD Rule 1113. This requirement shall be included as notes on contractor specifications.</p>	Prior to Construction	Verify Requirements Included on Construction Plans	Planning and Building & Safety Divisions		
Biological Resources					

Standard Conditions (SCs)	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
<p>SC BIO-1: Nesting Migratory Birds. During construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible. If construction activities cannot be conducted outside of nesting season, a Pre-Construction Nesting Bird Survey within and adjacent to the project site shall be conducted by a qualified biologist within three days prior to initiating construction activities. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.</p>	<p>During Construction; Three Days Prior to Construction, If During Migratory Bird Nesting Season</p>	<p>Verify Requirements Included on Grading and Construction Plans</p> <p>Verify Pre-Construction Nesting Bird Survey Conducted and Nesting Bird Plan Prepared, If Required</p>	<p>Planning and Building & Safety Divisions</p> <p>Qualified Biologist</p>		
Geology and Soils					
<p>SC GEO-1: The project is required to conform to the seismic design parameters of the 2019 California Building Code and the 2019 California Green Building Standards Code (or applicable adopted code at the time of the plan submittal or permit issuance).</p>	<p>Prior to Building Permit Issuance</p>	<p>Verify Requirements on Construction Plans</p>	<p>Planning and Building & Safety Divisions</p>		
Greenhouse Gases					
<p>SC GHG-1: Prior to issuance of building permits, the Applicant/Property Owner shall be required to demonstrate to the Planning Department, Building Division that building plans meet the applicable Title 24 Energy Efficiency Standards for Residential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods</p>	<p>Prior to Building Permit Issuance</p>	<p>Verify Requirements on Construction Plans; Conduct Inspections</p>	<p>Planning and Building & Safety Divisions</p>		

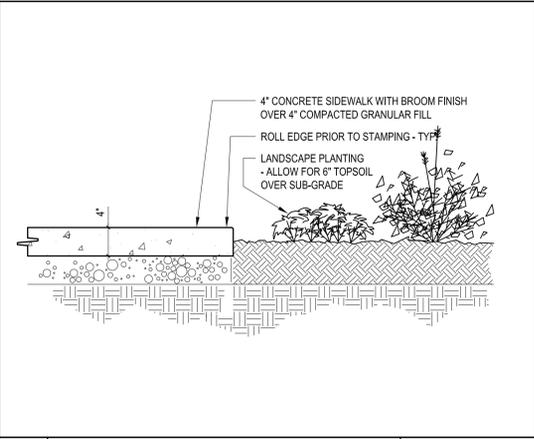
Standard Conditions (SCs)	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
SC GHG-2: Prior to issuance of building permits, the Applicant/Property Owner shall be required to demonstrate to the Planning Division, Building Division that building plans meet the applicable California Green Building Standards (CalGreen) Code (24 CCR 11).	Prior to Building Permit Issuance	Verify Requirements on Construction Plans; Conduct Inspections	Planning and Building & Safety Divisions		
Noise					
SC N-1: All construction activities should be limited to the hours between the hours of 7:00 AM and 10:00 PM on weekdays, or anytime on weekends or holidays	During Construction	Verify Requirements on Construction Plans; Conduct Inspections	Planning and Building & Safety Divisions		
SC N-2: The applicant shall ensure through contract specifications that construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading or building permit (whichever is issued first). The construction BMPs shall include the following: <ul style="list-style-type: none"> • Ensure that construction equipment is properly muffled according to industry standards and be in good working condition. • Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment when not in use for more than 5 minutes. • Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding 	During Construction	Verify Requirements on Construction Plans; Conduct Inspections	Planning and Building & Safety Divisions		

Standard Conditions (SCs)	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.					

ATTACHMENT E

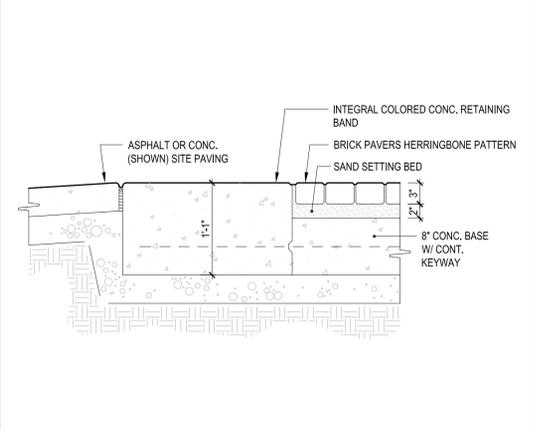


2 CMU BLOCK WALL AT PROPERTY LINE SCALE: 1/2"=1'-0"
1 PRECAST CONC. CAP SCALE: 1"=1'-0"



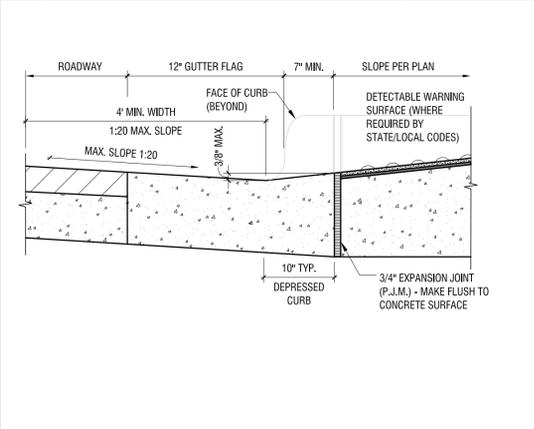
8 SIDEWALK TO LANDSCAPE BED SCALE: 1"=1'-0"

5 SIDEWALK TO DRIVE /PARKING SCALE: 1"=1'-0"



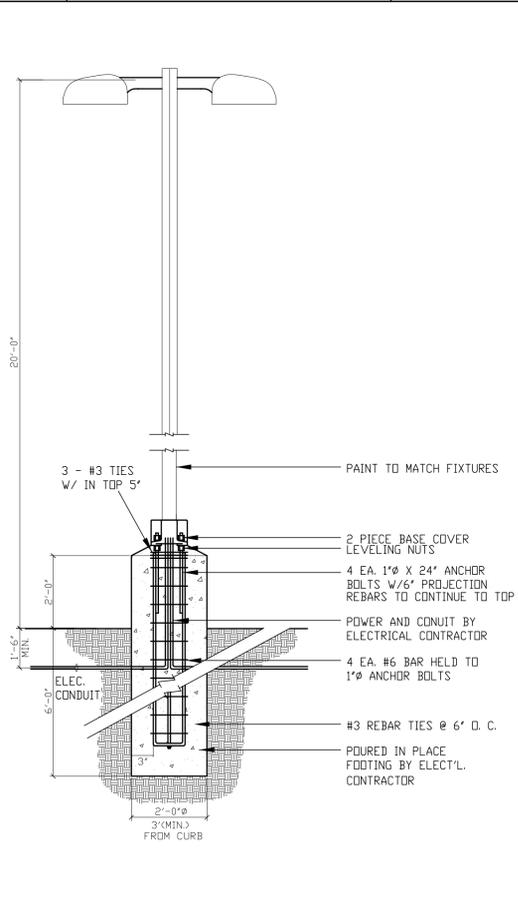
9 BRICK PAVERS SCALE: 1"=1'-0"

6 CURB TO LANDSCAPE / DRIVE SCALE: 1"=1'-0"

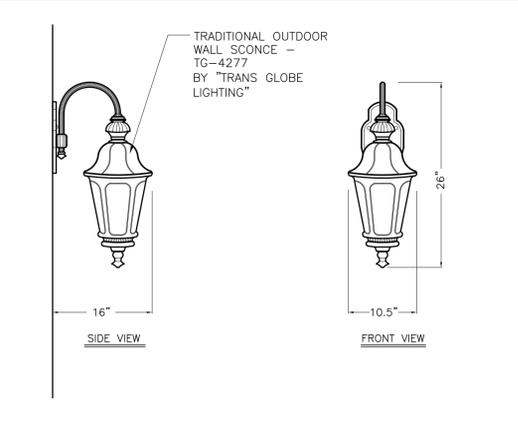


10 ACCESSIBLE RAMP SECTION SCALE: 1"=1'-0"

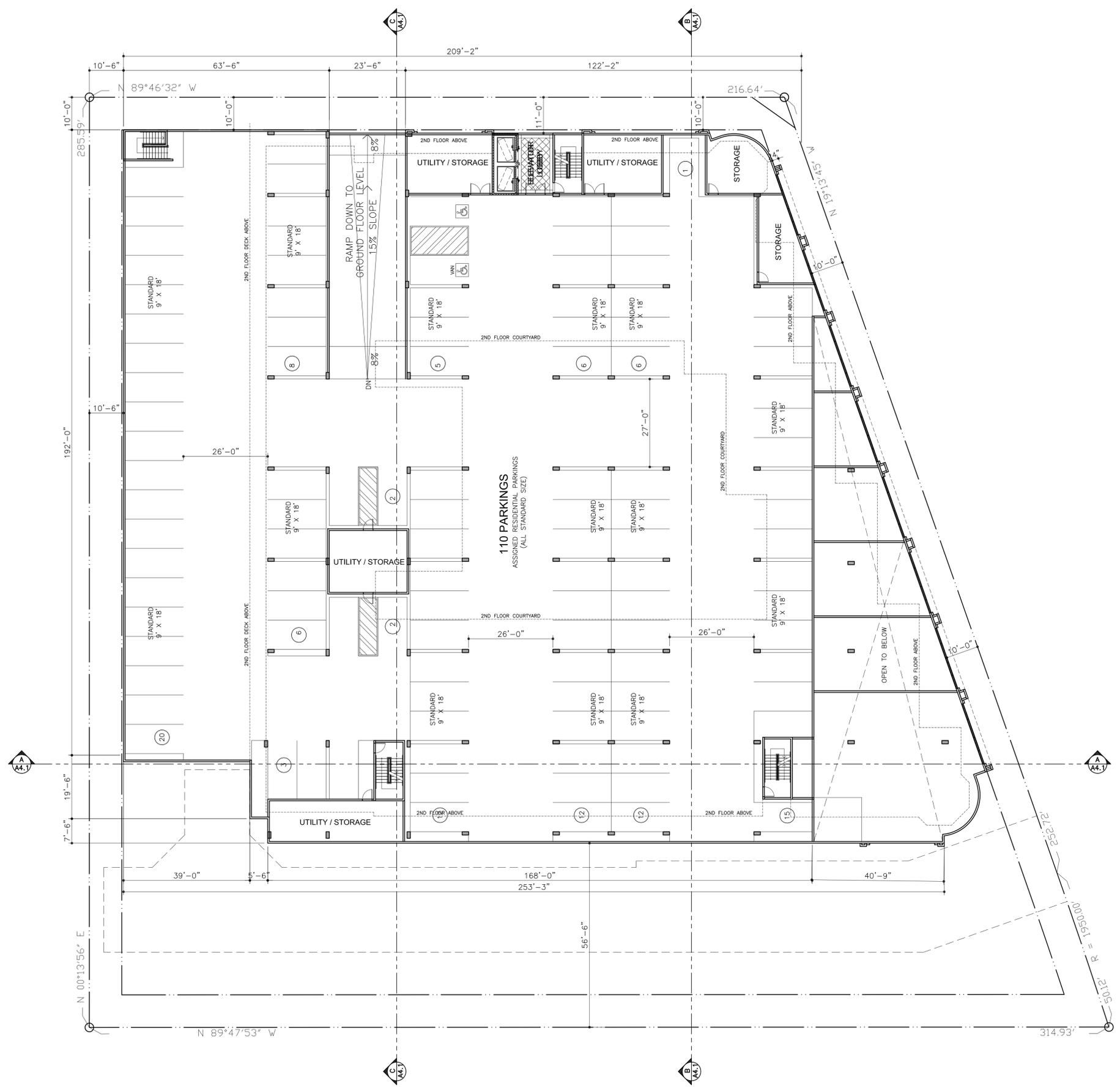
7 WALKWAY PAVER SCALE: 1"=1'-0"



3 PARKING LIGHT POST SCALE: 1"=1'-0"



4 EXTERIOR LIGHT SCALE: 1"=1'-0"



PARKING DECK LEVEL:	= 45,379 SF.
(62) TOTAL COMMERCIAL PARKING PROVIDED:	
9'X18' STANDARD PARKING	= 108 STALLS
9'X18' ACCESSIBLE PARKING	= 2 STALLS
TOTAL	= 110 STALLS

PARKING DECK LEVEL PLAN
 SCALE: 1/16" = 1'-0"

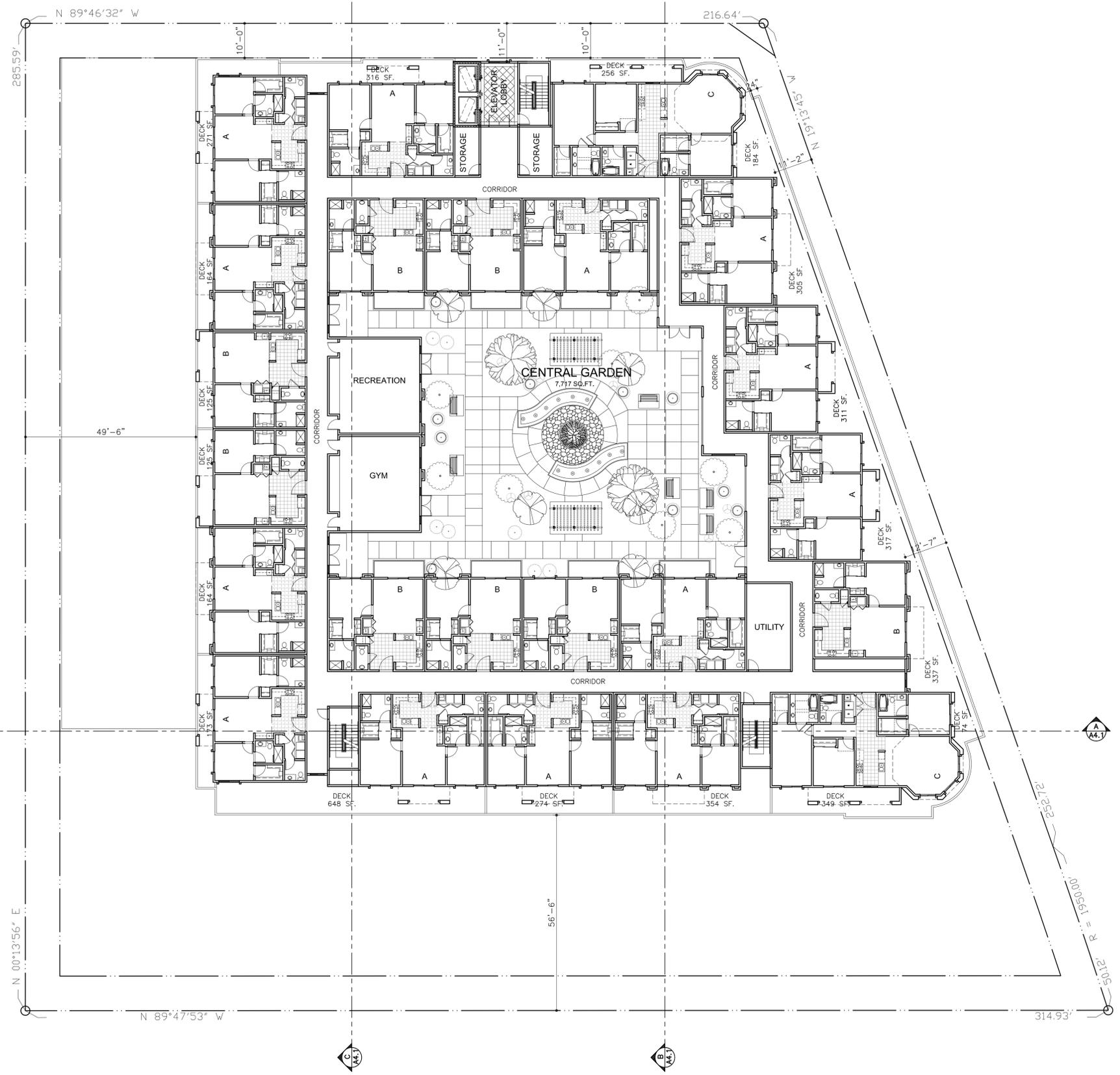
ARCHITECT:

SLA ARCHITECTS
 140 W. VALLEY BLVD., STE. 215, SAN GABRIEL, CA 91776
 PH: 626-571-8000 E: simon.lee@slarch.com

PROJECT:
**MYE PLAZA
 MIXED-USE DEVELOPMENT**
 2727 N. ROSEMEAD BLVD.
 SOUTH EL MONTE, CA 91733



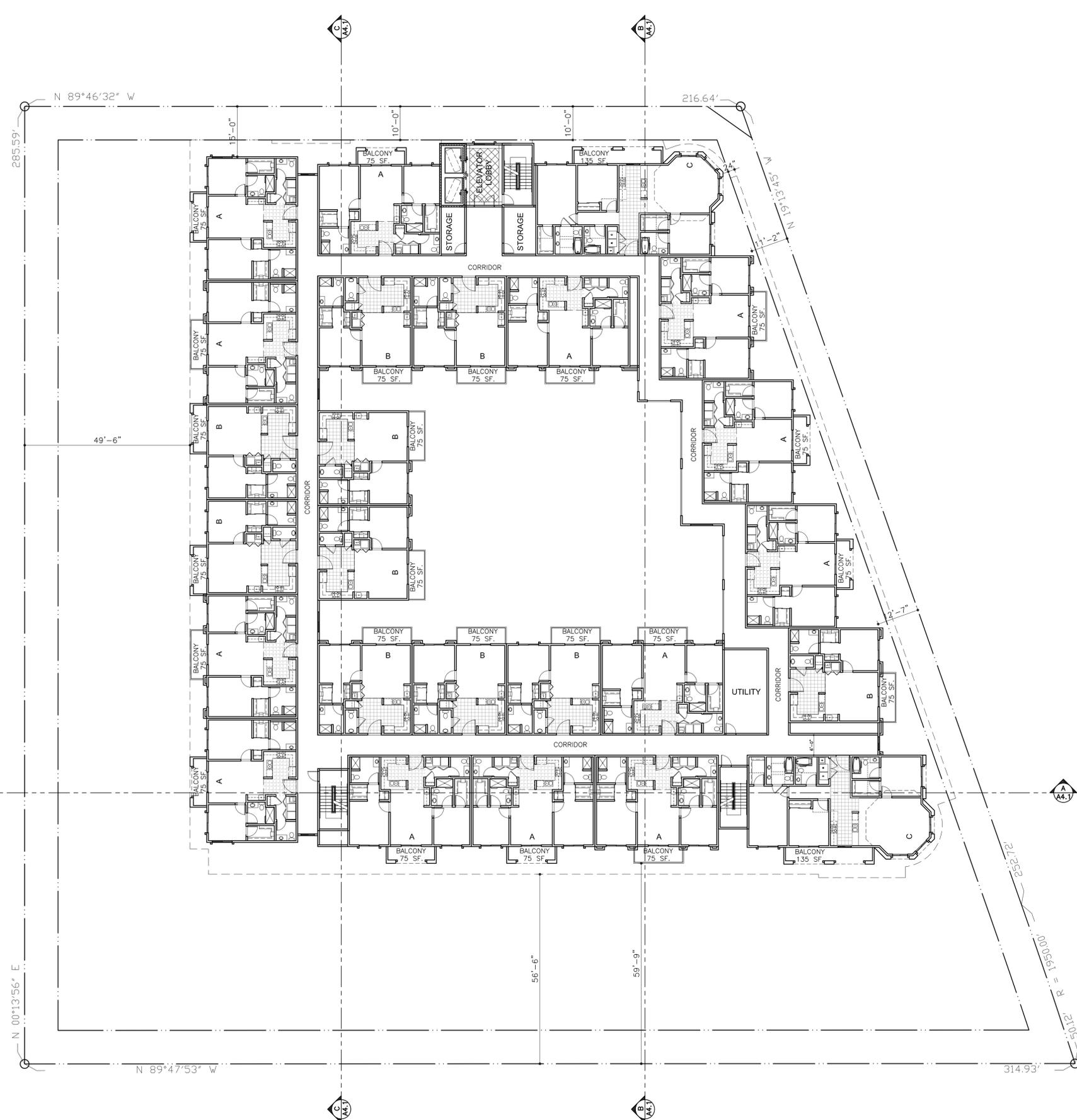
JOB NO: 191002



2ND FLOOR AREAS:

FACILITIES:	
RECREATION ROOM	= 770 SF.
GYM	= 770 SF.
	= 1,540 SF.
COMMON OPEN SPACE:	
CENTRAL COURTYARD	= 7,717 SF.
TYPE A:	
(2-BDRM / 2.5-BHRM)	1,008 SF X 13U = 13,104 SF.
TYPE B:	
(1-BDRM / 1.5-BHRM)	770 SF X 8U = 6,160 SF.
TYPE C:	
(3-BDRM / 3.0-BHRM)	1,496 SF X 2U = 2,992 SF.
	23U = 22,256 SF.
PRIVATE OPEN SPACE:	
OUTDOOR DECK	= 4,693 SF.
OUTDOOR BALCONY	7 U X 75 SF. = 525 SF.
	= 5,218 SF.

SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"

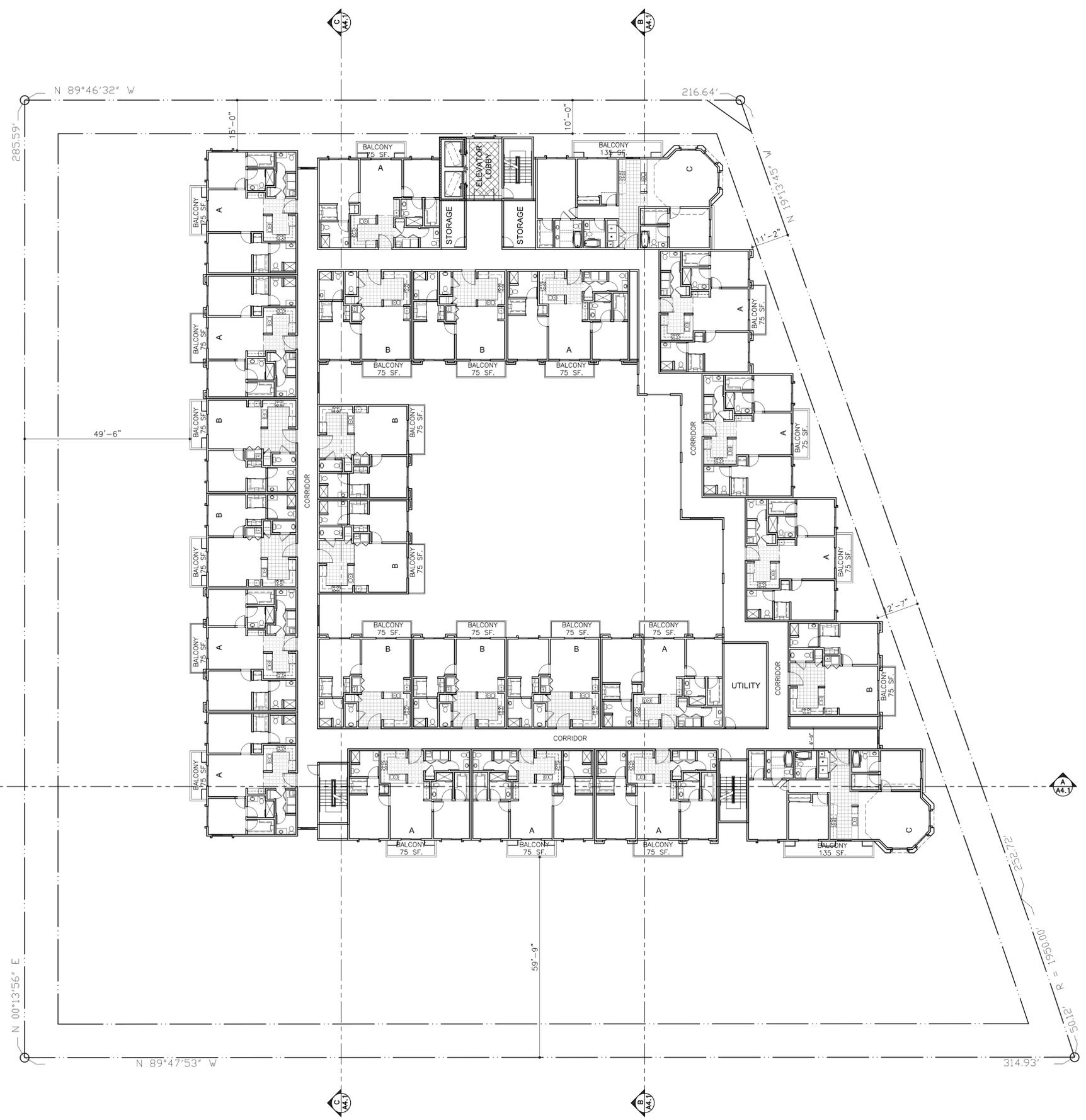


3RD FLOOR AREAS:

TYPE A: (2-BDRM / 2.5-BHRM)	1,008 SF X 13U = 13,104 SF.
TYPE B: (1-BDRM / 1.5-BHRM)	770 SF X 10U = 7,700 SF.
TYPE C: (3-BDRM / 3.0-BHRM)	1,496 SF X 2U = 2,992 SF.
	25U = 23,796 SF.

PRIVATE OPEN SPACE:	
OUTDOOR BALCONY	23 U X 75 SF. = 1,725 SF.
	2 U X 135 SF. = 270 SF.
	= 1,995 SF.

THIRD FLOOR PLAN
 SCALE: 1/16" = 1'-0"



4TH FLOOR AREAS:

TYPE A: (2-BDRM / 2.5-BHRM)	1,008 SF X 13U =	13,104 SF.
TYPE B: (1-BDRM / 1.5-BHRM)	770 SF X 10U =	7,700 SF.
TYPE C: (3-BDRM / 3.0-BHRM)	1,496 SF X 2U =	2,992 SF.
	25U =	23,796 SF.

PRIVATE OPEN SPACE:		
OUTDOOR BALCONY	23 U X 75 SF. =	1,725 SF.
	2 U X 135 SF. =	270 SF.
		= 1,995 SF.

FOURTH FLOOR PLAN 
 SCALE: 1/16" = 1'-0"

ARCHITECT:



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 140 W. VALLEY BLVD., STE. 215, SAN GABRIEL, CA 91776
 PH: 626-571-8000 E: simon.lee@slarch.com

PROJECT:

**MYE PLAZA
 MIXED-USE DEVELOPMENT**

2727 N. ROSEMEAD BLVD.
 SOUTH EL MONTE, CA 91733



JOB NO: 191002



EXTERIOR FINISH SCHEDULE				
SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	WHISPER DEW340 RL#003	BY "DUNN EDWARDS" OR EQ.
2	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	PUMPKIN SEED DE5407 RL#119	BY "DUNN EDWARDS" OR EQ.
3	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	PALOMA TAN DE5297 RL#395	BY "DUNN EDWARDS" OR EQ.
4	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	TAN PLAN DE6137 RL#559	BY "DUNN EDWARDS" OR EQ.
5	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	ARIZONA CLAY DET454 RL#751	BY "DUNN EDWARDS" OR EQ.
6	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	COWBOY TRAILS DET689 RL#986	BY "DUNN EDWARDS" OR EQ.
7	DOOR / WINDOW FRAME COMMERCIAL	ALUMN.	POWDER COATED WHITE COLOR	BY "MILGARD" OR EQ.
8	DOOR / WINDOW FRAME RESIDENTIAL	ALUMN.	POWDER COATED WHITE COLOR	BY "MILGARD" OR EQ.
9	GLAZING COMMERCIAL	DUAL GLAZING	CLEAR LOW E GLASS	BY "MILGARD" OR EQ.
10	GLAZING RESIDENTIAL	DUAL GLAZING	CLEAR LOW E GLASS	BY "MILGARD" OR EQ.
11	ROOF TILES	CONCRETE ROOFING	HIGH BARREL MALIBU DARK TERRACOTTA 2523	BY "EAGLE ROOFING" OR EQ.
12	STONE WALL COMMERCIAL	STONE VENEER	COLOSSEUM TRAVERTINE OR APPROVED EQUAL	BY "CORONADO" OR APPROVED EQUAL
13	CONCRETE COMMERCIAL	CONCRETE	COWBOY TRAILS DET689 RL#986	BY "-" OR APPROVED EQUAL
14	SIGNAGE	SURFACE MOUNTED	PER MASTER SIGN PROGRAM	SEPARATE PERMIT
15	ALUMN. RAILING	ALUMINUM / PAINT FINISH	MANUFACTURER COLOR SILVER GRAY	BY "HANSEN" OR EQ
16	METAL CAP	METAL PANEL FIELD SEAMED	SILVER	BY "ALUCO-BOND" OR APPROVED EQUAL
17	CMU WALL	SPLIT-FACE	GREY	BY "MILGARD" OR EQ.



WEST ELEVATION
 (VIEW FROM ROSEMEAD BLVD.)



SOUTH ELEVATION
 (VIEW FROM MABEL AVE.)

ELEVATIONS
 SCALE: 1/16" = 1'-0"



EXTERIOR FINISH SCHEDULE				
SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	WHISPER DEW340 RL#003	BY "DUNN EDWARDS" OR EQ.
2	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	PUMPKIN SEED DE5407 RL#119	BY "DUNN EDWARDS" OR EQ.
3	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	PALOMA TAN DE5297 RL#395	BY "DUNN EDWARDS" OR EQ.
4	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	TAN PLAN DE6137 RL#559	BY "DUNN EDWARDS" OR EQ.
5	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	ARIZONA CLAY DET454 RL#751	BY "DUNN EDWARDS" OR EQ.
6	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	COWBOY TRAILS DET689 RL#986	BY "DUNN EDWARDS" OR EQ.
7	DOOR / WINDOW FRAME COMMERCIAL	ALUMN.	POWDER COATED WHITE COLOR	BY "MILGARD" OR EQ.
8	DOOR / WINDOW FRAME RESIDENTIAL	ALUMN.	POWDER COATED WHITE COLOR	BY "MILGARD" OR EQ.
9	GLAZING COMMERCIAL	DUAL GLAZING	CLEAR LOW E GLASS	BY "MILGARD" OR EQ.
10	GLAZING RESIDENTIAL	DUAL GLAZING	CLEAR LOW E GLASS	BY "MILGARD" OR EQ.
11	ROOF TILES	CONCRETE ROOFING	HIGH BARREL MALIBU DARK TERRACOTTA 2523	BY "EAGLE ROOFING" OR EQ.
12	STONE WALL COMMERCIAL	STONE VENEER	COLOSSEUM TRAVERTINE TIMBER TRAIL	BY "CORONADO" OR APPROVED EQUAL
13	CONCRETE COMMERCIAL	CONCRETE	COWBOY TRAILS DET689 RL#986	BY "-" OR APPROVED EQUAL
14	SIGNAGE	SURFACE MOUNTED	PER MASTER SIGN PROGRAM	SEPARATE PERMIT
15	ALUMN. RAILING	ALUMINUM / PAINT FINISH	MANUFACTURER COLOR SILVER GRAY	BY "HANSEN" OR EQ.
16	METAL CAP	METAL PANEL FIELD SEAMED	SILVER	BY "ALUCO-BOND" OR APPROVED EQUAL
17	CMU WALL	SPLIT-FACE	GREY	BY "MILGARD" OR EQ.

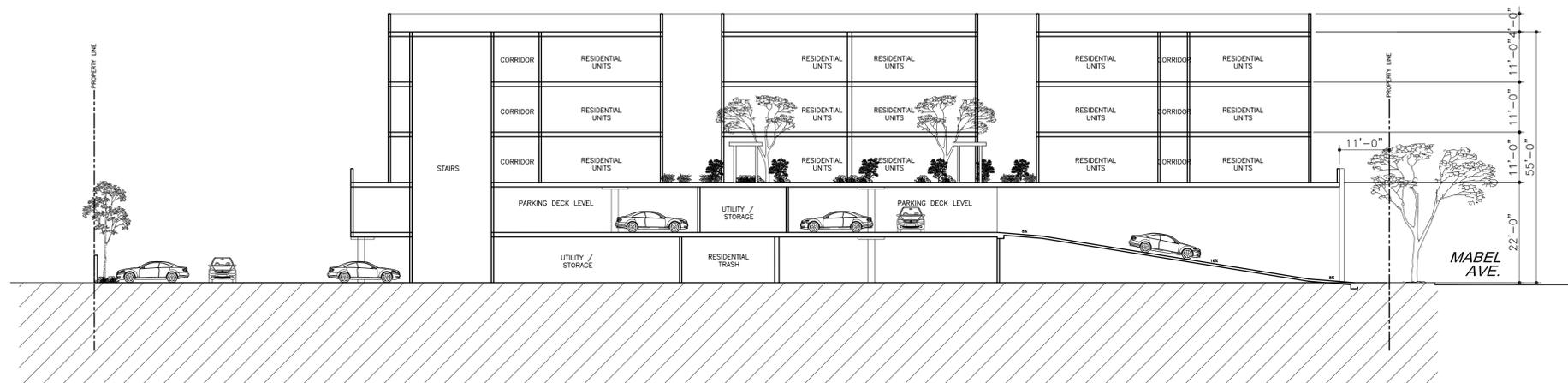


EAST ELEVATION

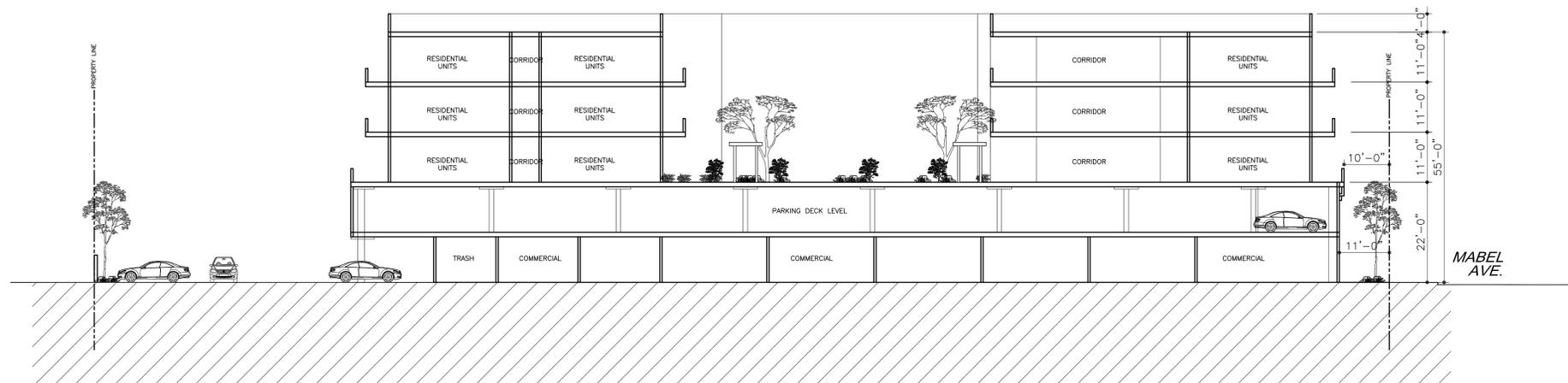


NORTH ELEVATION

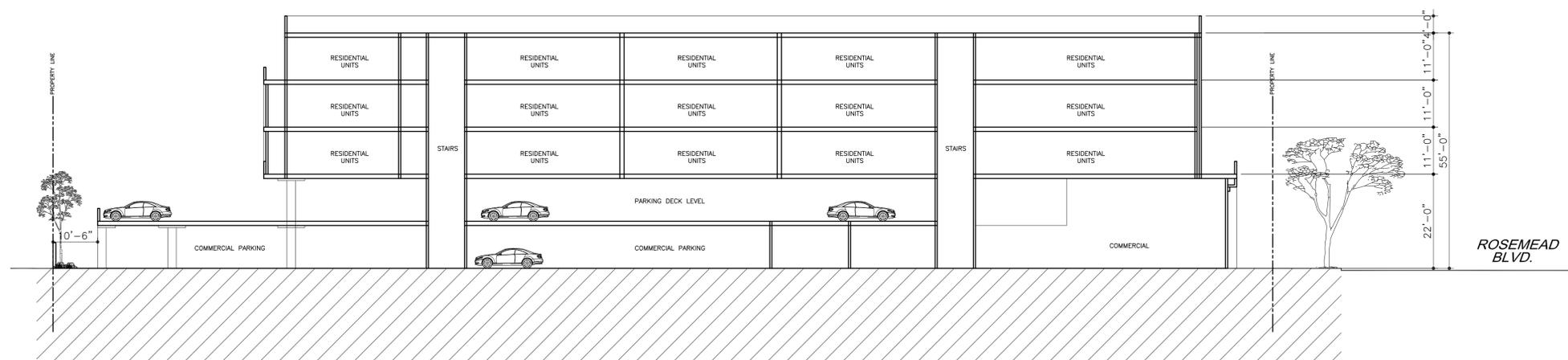
ELEVATIONS
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SECTION C



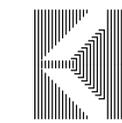
SECTION B



SECTION A

BUILDING SECTIONS
SCALE: 1/16" = 1'-0"

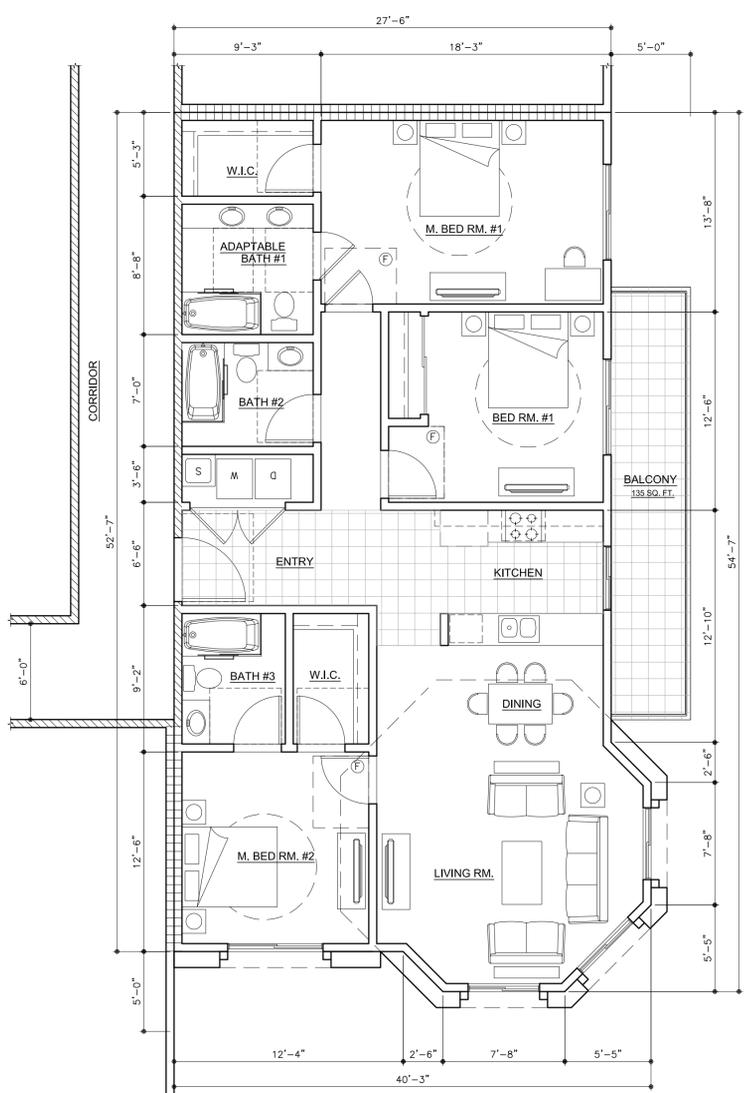
ARCHITECT:
S L A R C H I T E C T S
140 W. VALLEY BLVD., STE 215, SAN GABRIEL, CA 91776
PH: 626-571-8000 E: simon.lee@slarch.com



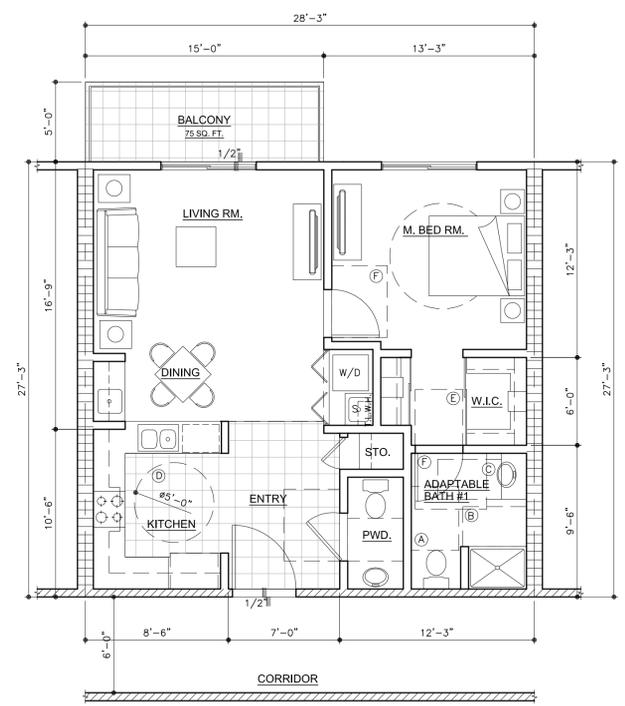
PROJECT:
**MYE PLAZA
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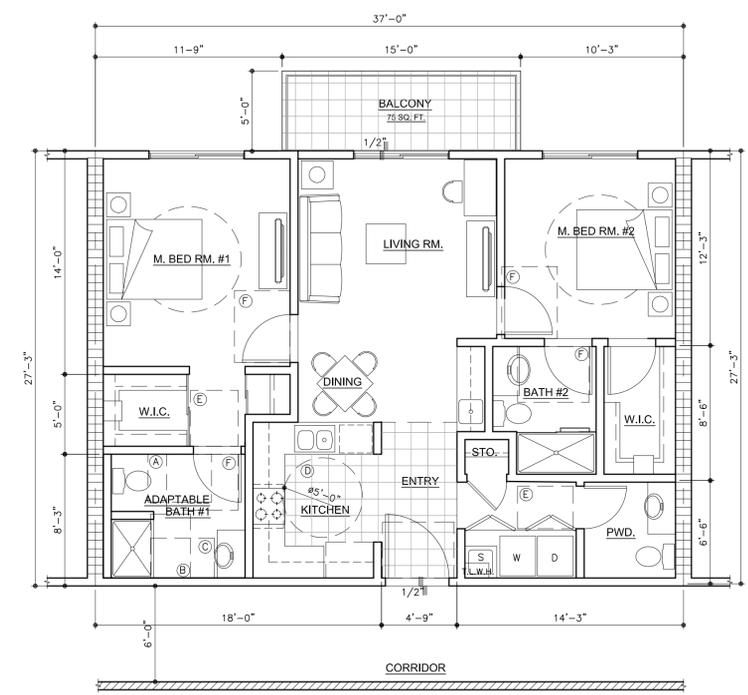
JOB NO: 191002



**TYPE C: 3 BEDROOM, 3 BATH
 (1,496 SQ. FT.)**



**TYPE B: 1 BEDROOM, 1.5 BATH
 (770 SQ. FT.)**



**TYPE A: 2 BEDROOM, 2.5 BATH
 (1,008 SQ. FT.)**

ABBREVIATION:

- W/D WASHER AND DRYER
- T.L.W.H. TANKLESS WATER HEATER
- G.D. GARBAGE DISPOSAL
- W.I.C. WALK IN CLOSET
- P.W.D. POWDER ROOM
- STO. STORAGE

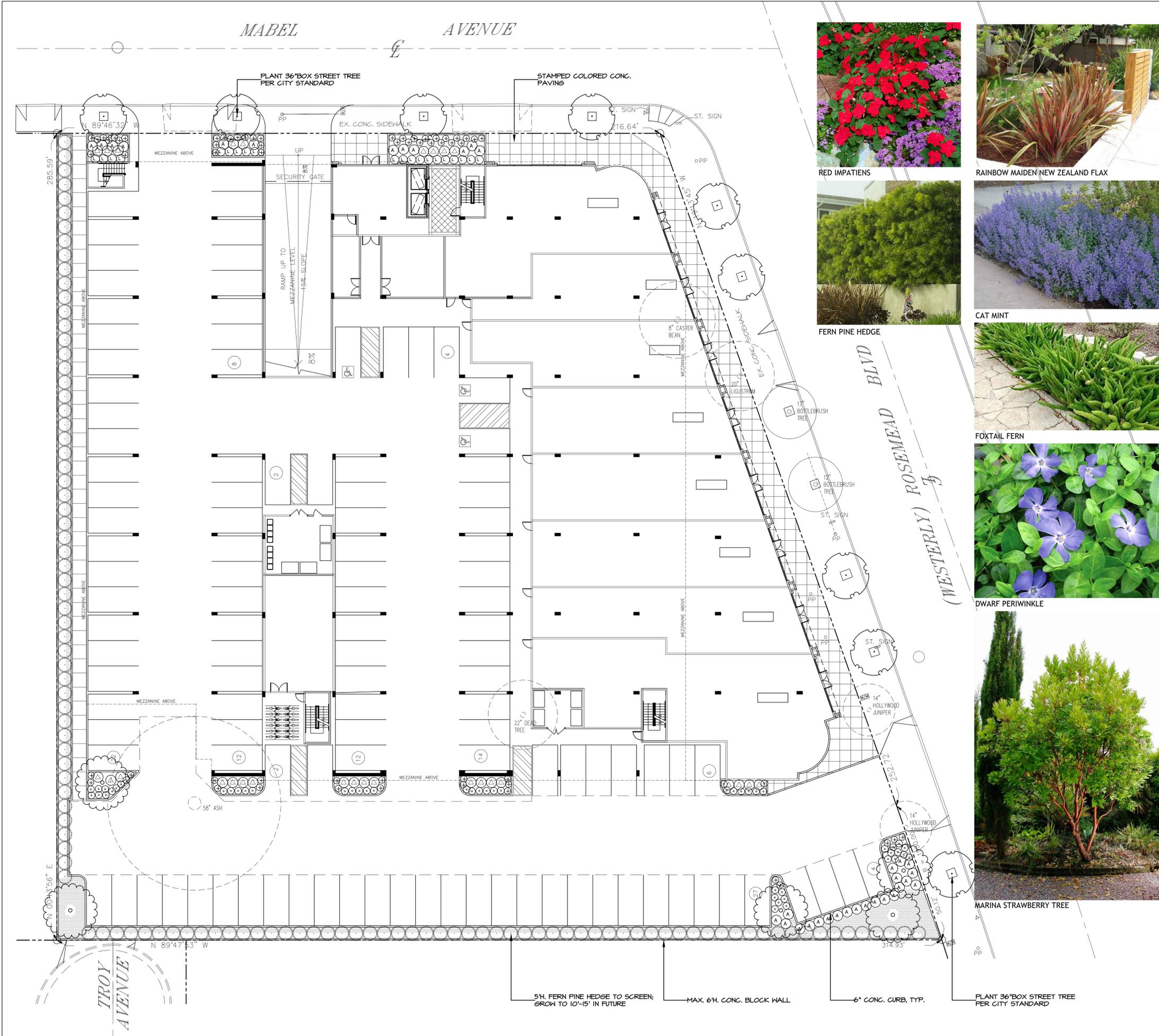
FLOOR SPACE REQUIREMENT:

- (A) 36" X 48" TOILET ACCESS
- (B) 30" X 48" TUB ACCESS
- (C) 30" X 48" SHOWER ACCESS
- (D) 30" X 48" LAVATORY ACCESS
- (E) 60" DIA ACCESS
- (F) 42" X 36" DOOR MANUVERING CLEARANCE
- (G) 42" X 54" AT PULL SIDE

WALL LEGEND:

- 1-HR RATED CORRIDOR WALL
- 1-HR RATED OCCUPANCY SEPARATION WALL
- 1-HR RATED WOOD STUD WALL
- 6" PLUMBING WALL

TYPICAL UNIT PLAN
 SCALE: 3/16" = 1'-0"



RED IMPATIENS



RAINBOW MAIDEN NEW ZEALAND FLAX



FERN PINE HEDGE



CAT MINT



FOXTAIL FERN



DWARF PERIWINKLE



MARINA STRAWBERRY TREE

PLANTING LEGEND

TREES

- EX. TREES TO REMAIN
- EX. TREES TO BE REMOVED (TOTAL 6 EX. TREES TO BE REMOVED; NO CA PROTECTED TREES)
- 09 STREET TREE
- 36" BOX PER CITY
- 05 ARBUTUS 'MARINA'
- 36" BOX MARINA STRAWBERRY TREE (M)(T)
- 01 OLEA EUROPAEA 'SWAN HILL'
- 36" BOX FRUITLESS OLIVE (L)(T)
- 07 ARBUTUS UNEDO 'COMPACTA'
- 15 GAL. DWARF STRAWBERRY TREE (L)(T) - IN 30" DIA. POT
- 113 PODOCARPUS GRACILIOR
- 15 GAL. FERN PINE (M)(T)

SHRUBS

- L 15 GAL. LIGUSTRUM JAP. 'TEXANUM'
- WAX-LEAF PRIVET (M)(S)
- PHORMIUM 'RAINBOW MAIDEN'
- 5 GAL. RAINBOW MAIDEN NEW ZEALAND FLAX (M)
- 5 GAL. AGAVE DESMETTIANA 'VARIEGATA'
- SMOOTH AGAVE (L)(S)
- 5 GAL. LAVANDULA ANGUSTIFOLIA
- ENGLISH LAVENDER (L)(S)
- 5 GAL. NEPETA X FAASSENII 'BLUE WONDER'
- CAT MINT (M)(P)
- 5 GAL. ASPARAGUS DENSIFLORUS 'MEYERS'
- FOXTAIL FERN (M)(P)
- 5 GAL. PENNISETUM SETACEUM 'RUBRUM'
- PURPLE FOUNTAIN GRASS (L)(S)
- 5 GAL. SALVIA GREGGII 'FURMAN'S RED'
- RED AUTUMN SAGE (L)(S)
- 1 GAL. SENECIO SERPENS
- DWARF BLUE CHALKSTICKS (L)(Gc)
- 4" POT IMPATIENS WALLERIANA 'RED'
- RED IMPATIENS (M)(Gc)

GROUNDCOVERS

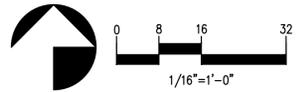
- 1647 S.F. ARTIFICIAL TURF; MIN. BLEND OF THREE COLORS, PREDOMINATELY GREEN
- 449 S.F. CAREX GLAUCA
- 1 GAL. BLUE SEDGE (L)(P)
- 1589 S.F. VINCA MINOR
- 1 GAL. DWARF PERIWINKLE (M)(Gc) AT 24" O.C.

W.U.C.O.L.S REGION 4 PLANT FACTOR:
 (L)-LOW, (M)- MODERATE, (H)- HIGH,
 (T)- TREE, (S)- SHRUB, (Gc)- GROUND COVER, (P)- PERENNIAL, (V)- VINE

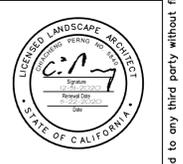
LOT COVERAGE SUMMARY:

TOTAL LANDSCAPED AREA:	7,549 SF.
222 SF. OF HIGH WATER USE ON POND (3%)	
4,338 SF. OF MEDIUM WATER USE PLANTS (57.5%)	
1,314 SF. OF LOW WATER USE PLANTS (17.4%)	
1,675 SF. OF NO WATER USE ON ARTIFICIAL TURF (22.1%)	

THE LANDSCAPE PLAN WILL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.



TWO TREES DESIGN, INC.
 LANDSCAPE ARCHITECTURAL DESIGN SERVICES
 1425 S. BRAN CALIF. ST., WEST COVINA, CA. 91790
 626.278.2786
 www.two-trees.com
 @two-trees



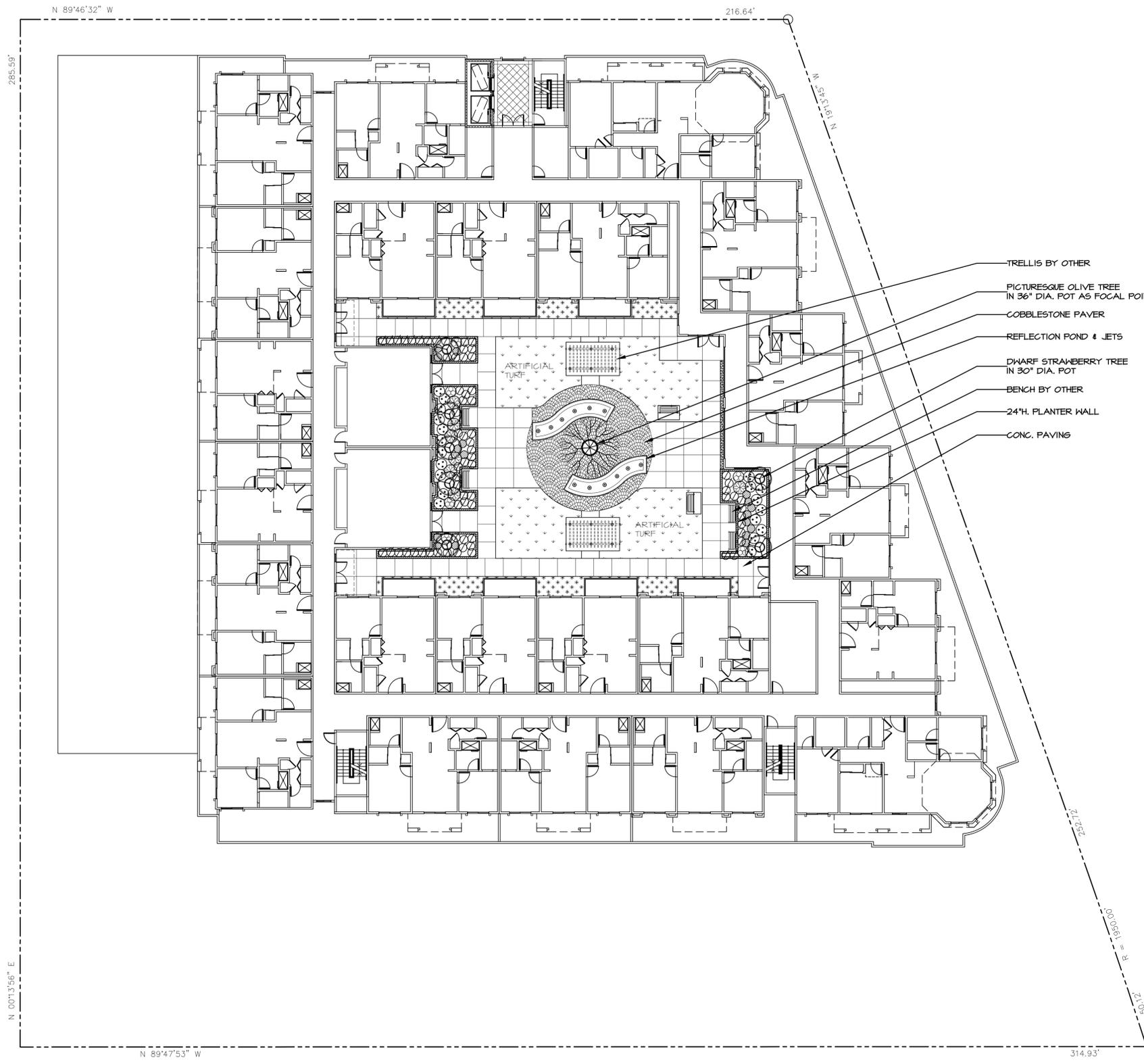
**LANDSCAPE PLANTING PLAN
 - GROUND FLOOR**

MYE PLAZA
 2727 N ROSEMEAD BLVD.
 SOUTH EL MONTE, CA. 91733

DATE	REVISIONS

SCALE	AS SHOWN
DATE	05-22-2020
PROJECT NO.	P2025
DRAWN BY	CP
CHECKED BY	

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- TRELLIS BY OTHER
- PICTURESQUE OLIVE TREE IN 36" DIA. POT AS FOCAL POINT
- COBBLESTONE PAVER
- REFLECTION POND & JETS
- DWARF STRAWBERRY TREE IN 30" DIA. POT
- BENCH BY OTHER
- 24"H. PLANTER WALL
- CONC. PAVING



OLIVE TREE IN POT



DWARF STRAWBERRY TREE IN POT



SMOOTH AGAVE



DWARF BLUE CHALKSTICKS



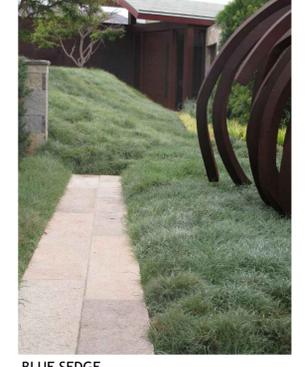
PURPLE FOUNTAIN GRASS



RED AUTUMN SAGE



ENGLISH LAVENDER



BLUE SEDGE

TWO TREES DESIGN, INC.
 LANDSCAPE ARCHITECTURAL DESIGN SERVICES
 1435 GRANVILLE BLVD., WEST COVINA, CA. 91790
 626.278.2786
 @tweedesign
 www.tweedesign.com

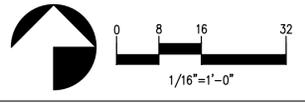


LANDSCAPE PLANTING PLAN
- SECOND FLOOR

MYE PLAZA
 2727 N ROSEMEAD BLVD.
 SOUTH EL MONTE, CA. 91733

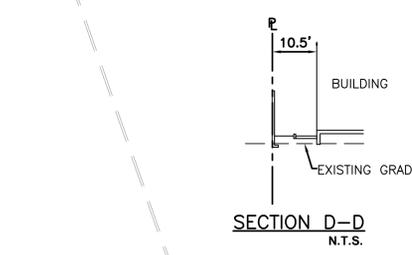
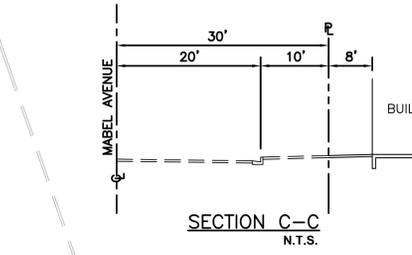
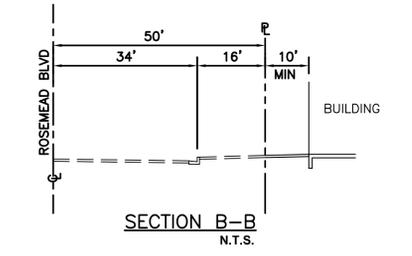
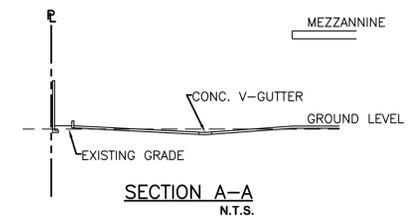
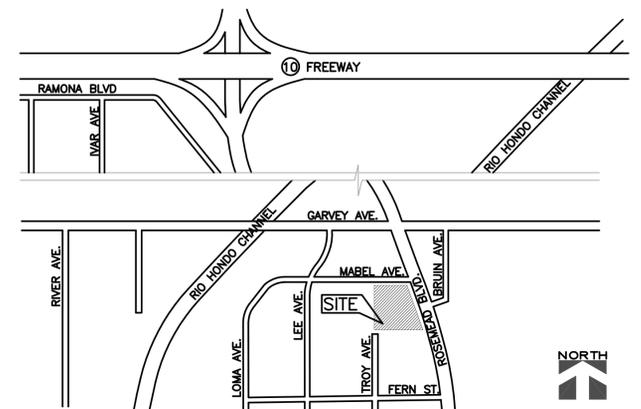
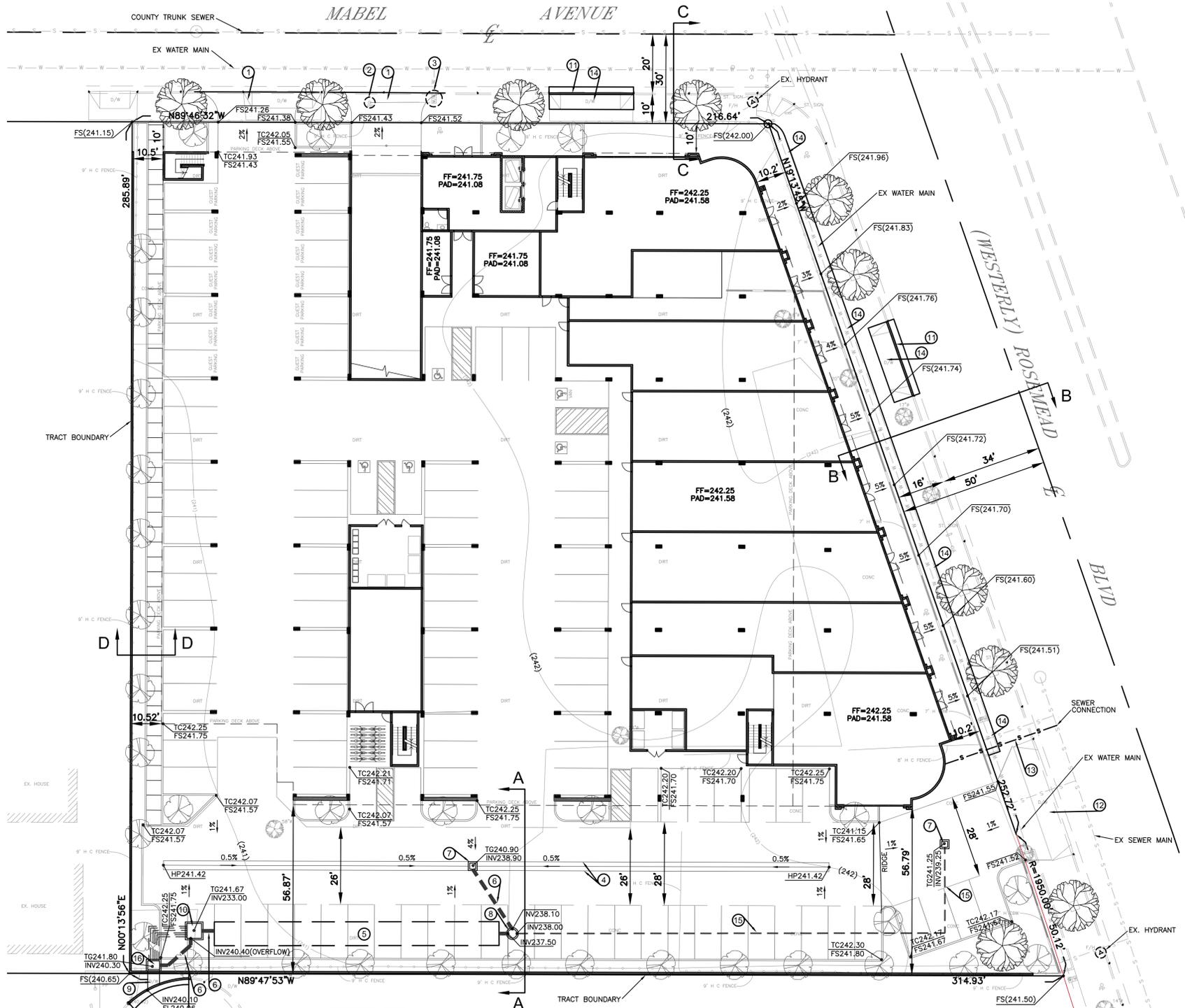
DATE	REVISIONS

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PRELIMINARY GRADING PLAN



VICINITY MAP N.T.S.

ENGINEER:
 JACK LEE, RCE 40870
 576 E. LAMBERT ROAD,
 BREA, CA 92821
 TEL: 714.671.1050
 FAX: 714.671.1090

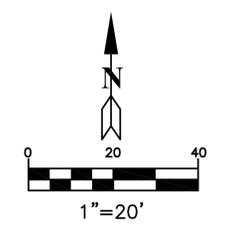
OWNER:
 MYE PLAZA, LLC
 2310 ROSEMEAD BLVD.,
 SOUTH EL MONTE, CA 91733
 TEL: 626 890-1117
 EMAIL: WILSONYE1234@GMAIL.COM

PROJECT INFORMATION:

APN#: 5281-002-005, 006, 009, 010, 011 AND 018
 PRESENT ZONE: C-M
 PROPOSED ZONE: C-R
 LOT SIZE: 6
 GROSS: 1.739 ACRES (75,772.09 S.F.)
 EXISTING LOTS: 1
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: COMMERCIAL-RESIDENTIAL

EARTHWORK QUANTITIES:

CUT 200 CY
 FILL 500 CY
 IMPORT 300 CY



NOTES:

- 1 PROPOSED DRIVEWAY APRON
- 2 RELOCATE EXISTING POLE AND TIE
- 3 RELOCATE EXISTING WATER METER
- 4 PROPOSED CONCRETE V-GUTTER
- 5 PROPOSED 8" DIA. X 96" LONG PERFORATED PIPE (INFILTRATION) FOR LID
- 6 PROPOSED 15" DRAINAGE PIPE
- 7 PROPOSED CATCH BASIN
- 8 PROPOSED DUAL-VORTEX SEPARATOR (DVS-36) FOR PRETREATMENT
- 9 PROPOSED 48" WIDE PARKWAY DRAIN
- 10 PROPOSED SIX (6)-5.0HP SUMP PUMPS IN A CONCRETE PIT
- 11 PROPOSED CURB AND GUTTER
- 12 PROTECT-IN-PLACE EXISTING DRIVEWAY
- 13 PROPOSED SEWER
- 14 PROPOSED SIDEWALK
- 15 PROPOSED 6" DRAINAGE PIPE
- 16 PROPOSED 24"x48" CONCRETE CATCH BASIN



BENCHMARK:
 BENCHMARK NO. G 4012
 RDBM TAG IN N CB 2FT W/O BCR @ NW COR
 ROSEMEAD BLVD & FERN ST
 ELEVATION: 240.285'

PROJECT LOCATION:
 2727 ROSEMEAD BLVD,
 SOUTH EL MONTE, CA

OWNER:
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 2310 ROSEMEAD BLVD.,
 SOUTH EL MONTE, CA 91733
 TEL: 626 890-1117
 EMAIL: WILSONYE1234@GMAIL.COM

DRAWN: RR
CHECKED:
DATE: 07/28/2020
JOB NO.: 20-019-004
SCALE: 1" = 20'
FILE NAME:

CAL LAND ENGINEERING, INC.
 dba QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

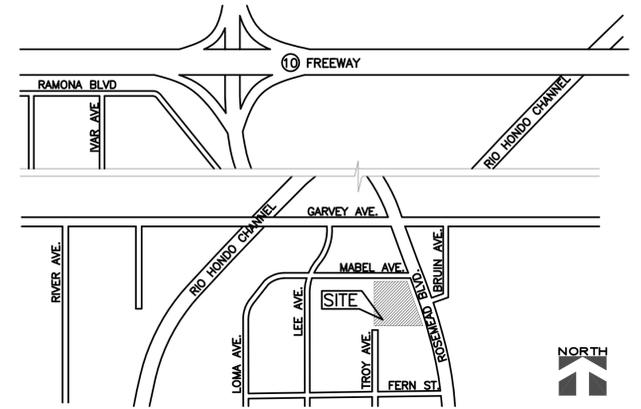
PG-1

SHEET 1 OF 1 SHT.

TENTATIVE TRACT MAP NUMBER 83078

A PORTION OF LOT 1 OF TRACT 830, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 117, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

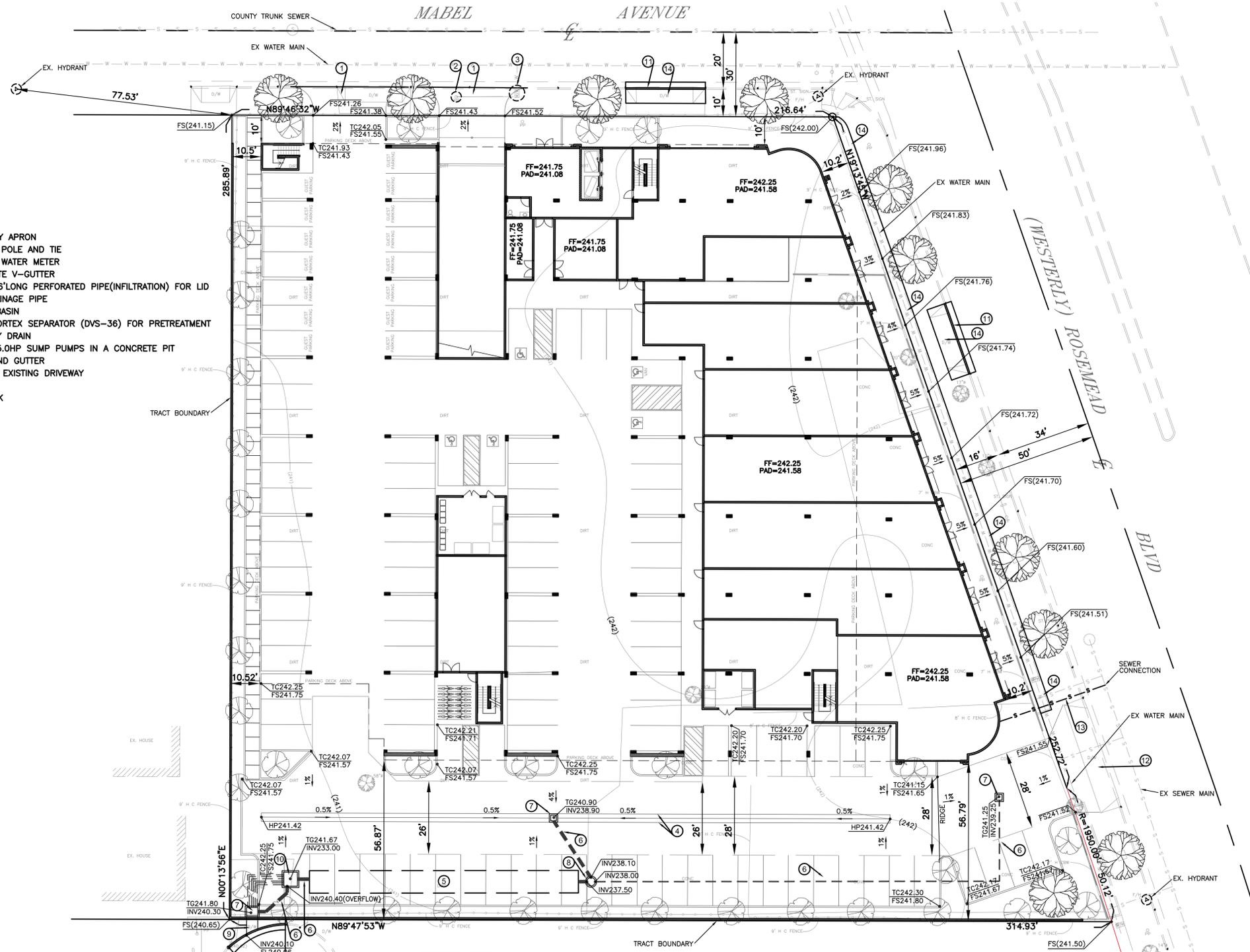
APN: 5281-002-005, 006, 009, 010, 011 AND 018



VICINITY MAP N.T.S.

NOTES:

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EARTHWORK QUANTITIES:

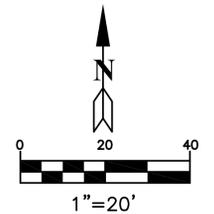
CUT	200 CY
FILL	500 CY
IMPORT	300 CY

UTILITIES:

- WATER - SAN GABRIEL VALLEY WATER COMPANY
- GAS - SOUTHERN CALIFORNIA GAS CO.
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
- TRASH - ATHENS WASTE DISPOSAL
- SEWER - LOS ANGELES COUNTY

PROJECT INFORMATION:

APN#:	5281-002-005, 006, 009, 010, 011 AND 018
PRESENT ZONE :	C-M
PROPOSED ZONE:	C-R
LOT SIZE :	GROSS 1.739 ACRES (75,772.09 S.F)
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BENCHMARK:
 BENCHMARK NO. G 4012

 RDBM TAG IN N CB 2FT W/O BCR @ NW COR
 ROSEMEAD BLVD & FERN ST

 ELEVATION: 240.285'

PROJECT LOCATION:
 2727 ROSEMEAD BLVD,
 SOUTH EL MONTE, CA

OWNER:
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 2310 ROSEMEAD BLVD.,
 SOUTH EL MONTE, CA 91733
 TEL: 626 890-1117
 EMAIL: WILSONYE1234@GMAIL.COM

DRAWN: RR
CHECKED:
DATE: 07/28/2020
JOB NO.: 20-019-004
SCALE: 1" = 20'
FILE NAME:

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 TEL: (714) 671-1050 FAX: (714) 671-1090

T-1
 SHEET 1 OF 1 SHT.



MYE PLAZA - MIXED-USE DEVELOPMENT

2727 N. ROSEMEAD BLVD. SOUTH EL MONTE, CA 91733

06/09/2020

SLA ARCHITECTS INC. | SIMON LEE, AIA

SLA # 191002

140 W. VALLEY BLVD., SUITE 215, SAN GABRIEL, CA 91776 WWW.SLARCH.COM

MYE PLAZA

MIXED-USE DEVELOPMENT

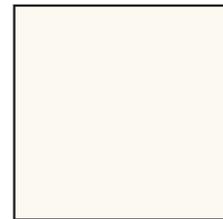
2727 N. ROSEMEAD BLVD. SOUTH EL MONTE, CA 91733



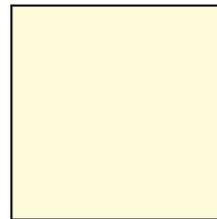
WEST ELEVATION
(VIEW FROM ROSEMEAD BLVD.)

EXTERIOR FINISH SCHEDULE				
SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	WHISPER DEW340 RL#003	BY "DUNN EDWARDS" OR EQ.
2	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	PUMPKIN SEED DE5407 RL#119	BY "DUNN EDWARDS" OR EQ.
3	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	PALOMA TAN DE5297 RL#395	BY "DUNN EDWARDS" OR EQ.
4	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	TAN PLAN DE6137 RL#559	BY "DUNN EDWARDS" OR EQ.
5	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	ARIZONA CLAY DET454 RL#751	BY "DUNN EDWARDS" OR EQ.
6	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	COWBOY TRAILS DET689 RL#986	BY "DUNN EDWARDS" OR EQ.
7	DOOR / WINDOW FRAME COMMERCIAL	ALUMN.	POWDER COATED WHITE COLOR	BY "MILGARD" OR EQ.
8	DOOR / WINDOW FRAME RESIDENTIAL	ALUMN.	POWDER COATED WHITE COLOR	BY "MILGARD" OR EQ.
9	GLAZING COMMERCIAL	DUAL GLAZING	CLEAR LOW E GLASS	BY "MILGARD" OR EQ.
10	GLAZING RESIDENTIAL	DUAL GLAZING	CLEAR LOW E GLASS	BY "MILGARD" OR EQ.
11	ROOF TILES	CONCRETE ROOFING	HIGH BARREL MALIBU DARK TERRACOTTA 2523	BY "EAGLE ROOFING" OR EQ.
12	STONE WALL COMMERCIAL	STONE VENEER	COLOSSEUM TRAVERTINE TIMBER TRAIL	BY "CORONADO" OR APPROVED EQUAL
13	CONCRETE COMMERCIAL	CONCRETE	COWBOY TRAILS DET689 RL#986	BY "-" OR APPROVED EQUAL
14	SIGNAGE	SURFACE MOUNTED	PER MASTER SIGN PROGRAM	SEPARATE PERMIT
15	ALUMN. RAILING	ALUMINUM / PAINT FINISH	MANUFACTURER COLOR SILVER GRAY	BY "HANSEN" OR EQ
16	METAL CAP	METAL PANEL FIELD SEAMED	SILVER	BY "ALUCO-BOND" OR APPROVED EQUAL
17	CMU WALL	SPLIT-FACE	GREY	BY "MILGARD" OR EQ.

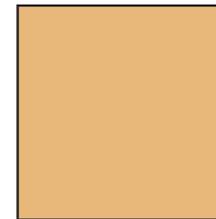
1 DUNN EDWARDS
WHISPER DEW340 RL#003
SMOOTH W/
ELASTOMERIC PAINT



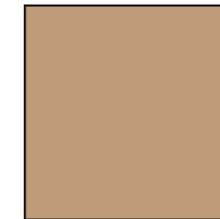
2 DUNN EDWARDS
PUMPKIN SEED DE5407 RL#119
SMOOTH W/
ELASTOMERIC PAINT



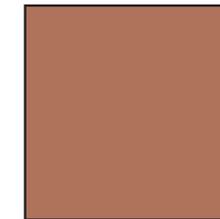
3 DUNN EDWARDS
PALOMA TAN DE5297 RL#395
SMOOTH W/
ELASTOMERIC PAINT



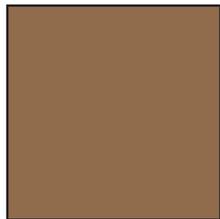
4 DUNN EDWARDS
TAN PLAN DE6137 RL#559
SMOOTH W/
ELASTOMERIC PAINT



5 DUNN EDWARDS
ARIZONA CLAY DET454 RL#751
SMOOTH W/
ELASTOMERIC PAINT



6 DUNN EDWARDS
COWBOY TRAILS DET689 RL#986
SMOOTH W/
ELASTOMERIC PAINT



11 EAGLE ROOFING
HIGH BARREL MALIBU
DARK TERRACOTTA 2523
CONCRETE ROOF TILE



12 CORONADO
COLOSSEUM TRAVERTINE TIMBER TRAIL
STONE VENEER
FIELD SEAMED



15 HANSEN
MANUFACTURE COLOR SILVER GRAY
ALUMINUM /
PAINT FINISH



17 MILGARD
CMU BLOCK WALL
SPLIT-FACE / PRECISION
GREY

