

Gloria Olmos, Mayor/Chair
Manuel Acosta, Mayor Pro Tem/
Vice Chair
Richard Angel, Councilmember/
Boardmember
Hector Delgado, Councilmember/
Boardmember
Gracie Retamoza, Councilmember/
Boardmember



Rachel Barbosa, City
Manager/Executive Director
Donna G. Schwartz, City
Clerk/Secretary
Anthony R. Taylor, City
Attorney/General Counsel

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT

AGENDA

January 25, 2022, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

(Via Zoom Webinar Only; Due to Covid-19 Pandemic and AB 361, City Council
Chambers is Temporarily Closed to the Public)

*****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 Council is 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.

TO VIEW LIVE MEETING, USE ZOOM LINK BELOW

Join Zoom Meeting (View and/or Participate ONLY during PUBLIC COMMENT)

Link: <https://us02web.zoom.us/j/86581711880>

Webinar ID: 865 8171 1880

Or Call In: 1 669 900 6833, when prompted, enter 86581711880#

Each speaker will be limited to five minutes. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. This is the only opportunity for public input except for scheduled public hearing items. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2.(3), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

GENERAL COMMENT

Members of the public wishing to submit a general comment or a comment on an agenda item, can email dschwartz@soelmonte.org or call (626) 579-6540 ext. 3280 to leave a voicemail message. All comments received an hour before the scheduled meeting will be read during public comment and made part of the record.

MEETINGS

The [City Council](#) holds regular meetings on the second and fourth Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, South El Monte, California. Special and Adjourned Regular meetings start time are to be determined.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

VIEWING OF AGENDA PACKETS

Full agenda packet can be viewed either at www.cityofsouthelmonte.org/129/City-Council-Agendas-Minutes or in the City Clerk's Office during normal business hours Monday through Thursday 7:00 a.m. to 5:30 p.m. Closed on Fridays and major holidays.

ISSUES RELATED TO AGENDA

For issues related to the agenda, including a disability-related accommodation necessary to participate in this meeting, please contact:

Donna G. Schwartz, CMC, City Clerk
Ph (626) 579-6540 ext. 3280
Cell (626) 274-4842

Paola Lara, Deputy City Clerk
Ph (626) 579-6540 ext. 3220
Cell (626) 374-1998

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Councilmembers: Angel, Delgado, Retamoza, Mayor Pro Tem Acosta and Mayor Olmos

2. PLEDGE OF ALLEGIANCE

Councilmember Gracie Retamoza

3. INVOCATION

Paola Lara, Deputy City Clerk, City of South El Monte

4. PRESENTATIONS

4.a. Presentation of Years of Service Awards to City Employees

4.b. Certificates of Recognition, Presented to the 2021 Holiday Home Decorating Contest Winners

4.c. Certificate of Recognition, Presented to Retired Chief Coronne Jacob on Her Years of Service with the Los Angeles County Sheriff's Department

4.d. Sheriff's Department Report for the Month of December

4.e. Code Enforcement and Public Safety Department Report for the Month of December

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

By motion of the City Council, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

6. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the City Council, including items on the agenda. Each speaker may speak up to five minutes. Unless a majority of the Council objects, the Mayor may provide speakers more or less time to speak. With respect to non-public hearing items, speakers shall provide their comments at this time. During public hearing, speakers are encouraged to speak at the time the public hearing item is presented. Any documents for review should be presented to the City Clerk for distribution.

7. CONSENT CALENDAR

Items on the consent calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the City Council during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

CONSENT CALENDAR (CONTINUED)

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES FOR JANUARY 11, 2022

Staff is requesting approval of Minutes for the January 11, 2022 Regular City Council Meeting.

RECOMMENDED ACTION: Staff recommends City Council approve the Minutes of the Regular City Council Meeting of January 11, 2022.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-07, APPROVING WARRANTS FOR THE PERIOD OF JANUARY 12, 2022, THROUGH JANUARY 25, 2022

Authorizing payment of City expenditures for the period of January 12, 2021 through January 25, 2021 totaling \$1,178,920.23

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 22-07, authorizing payment of City expenditures.

8. PUBLIC HEARINGS

8.a. CONTINUED FROM THE REGULAR CITY COUNCIL MEETING OF JANUARY 11, 2022- CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-05, ADOPTING A MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, AND GENERAL PLAN AMENDMENT AND APPROVE ORDINANCE NO. 1255 FOR A PROPOSED ZONE CHANGE AND AFFORDABLE HOUSING AGREEMENT; AND RESOLUTION NO 22-09 AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT REGARDING AFFORDABLE HOUSING UNITS

Wilson Ye/Mye Plaza LLC ("Applicant") is proposing the development of a 106,137 square foot commercial and residential mixed-use building. The development requires a Zone Change ("ZC") from Commercial-Manufacturing ("C-M") to Commercial-Residential ("C-R") and a General Plan Amendment ("GPA") from Commercial-Manufacturing to Mixed Use ("proposed Project" or "Project"). The proposed Project will include 8 commercial ground floor units and 73 residential units, 67 will be market rate and 8 will be affordable units.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 22-05, adopting a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and General Plan Amendment. Staff also recommends City Council waive first reading and introduce Ordinance No. 1255, amending the zoning designation for properties located at 2727 Rosemead Boulevard and 9340-9352 Mabel Avenue. Finally, staff recommends City Council adopt Resolution No. 22-09, authorizing the City Manager to enter into an agreement regarding 8 affordable housing units.

9. GENERAL BUSINESS

9.a. UPDATE ON HOMELESSNESS SERVICES

Discuss the current state of the City's homeless prevention and diversion program and recent discussions with the County's Blue Ribbon Commission on Homelessness.

RECOMMENDED ACTION: Staff recommends City Council receive and file the report.

9.b. CONSIDERATION AND APPROVAL OF 2022 CITY SPECIALS EVENTS CALENDAR

The 2022 City Specials Events Calendar includes recommended dates and locations for the City-sponsored events held by the Community Services Department. All scheduled events are subject to modifications, date change, or cancellation due to the COVID-19 Pandemic.

RECOMMENDED ACTION: Staff recommends City Council consider and approve the 2022 City Special Events Calendar.

9.c. FISCAL YEAR 2021-22 MID-YEAR BUDGET UPDATE

On June 22, 2021, the City Council adopted Resolution No. 21-42 which approved a budget for fiscal year 2021-22. During the meeting, the Council instructed staff to closely monitor the actual results of the adopted budget and keep them properly informed of any material variances that may arise resulting in an amendment to the budget in order for the Council to carry out its policies and goals. The staff conducted a mid-year budget review of all revenues and expenditures, of all funds, departments, divisions, and identified variances that were not significant enough to warrant a budget amendment and that the City is forecasted to be under budget this fiscal year.

RECOMMENDED ACTION: Staff recommends City Council receive and file the report.

10. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS

AB 1234 requires councilmembers briefly report, orally or in writing, on meetings attended at City expense (i.e. League of California Cities Conferences, ICSC conferences, etc.) at City Council meetings following the meeting.

11. CORRESPONDENCE

11.a. LETTER FROM SOUTH EL MONTE NATIONAL LITTLE LEAGUE REQUESTING A FACILITY RESERVATION FEE WAIVER FOR THE USE OF NEW TEMPLE PARK FIELDS AND SNACK BAR, MARY VAN DYKE COMMUNITY ROOM, AND COMMUNITY CENTER GYMNASIUM

The South El Monte National Little League (SEMNLL) is requesting a reservation fee waiver for the use of New Temple Park fields and snack bar to host their 2022 baseball and softball season's practices, games, and clinics from February 5, 2022 to July 31, 2022. Additionally, SEMNLL is requesting to use the Mary Van Dyke Community Room to host board meetings from February 8, 2022 to May 31, 2022 and the South El Monte Community Center on May 28, 2022 to host their annual fundraising dance.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider the facility reservation fee waiver requested by SEMNLL in the amount of \$53,000.00.

12. COUNCILMEMBERS' AGENDA

12.a. Mayor Gloria Olmos

1. Create a City Commission for Women and Girls through the California Commission on the Status of Women and Girls (CCSWG) Women's Recovery Response Grant.

13. CLOSED SESSION - None

14. RECESS COUNCIL MEETING

15. ANNOUNCEMENT BY THE CITY CLERK (PRIOR TO CONVENING THE SUCCESSOR AGENCY MEETING)

Pursuant to Government Code Section 54952.3, Board Members do not receive any compensation or stipend for attending the Successor Agency meeting.

SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT

16. CALL TO ORDER AND ROLL CALL

Board Members: Angel, Delgado, Retamoza, Vice Chair Acosta, and Chair Olmos

17. APPROVAL OF AGENDA

This is the time for the Board to remove any items from the consent calendar for individual consideration, table, continue, add items, or to make a motion to rearrange the order of this agenda.

18. PUBLIC COMMENTS

Persons wishing to address the Board on any item on the agenda, or any other matter, are invited to do so at this time. Pursuant to the Brown Act, the Board cannot discuss or take action on items not on the agenda. Matters brought before the Board that are not on the agenda may, at the Board's discretion, be referred to staff or placed on the next agenda.

19. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the Board during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

19.a. CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR OCTOBER 26, 2021

Staff is requesting approval of the Minutes of the October 26, 2021 Successor Agency Meeting.

RECOMMENDED ACTION: Staff recommends the Board approve the Successor Agency Meeting Minutes of October 26, 2021.

20. EXECUTIVE DIRECTOR'S AGENDA - None

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING

Tuesday, February 8, 2022 at 6:00 p.m.

I Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this 20th day of January 2022.



City Clerk, CMC



City Council Agenda Report

Agenda Item No. 4.a.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Diana Lopez , Human Resources/Risk Manager

SUBJECT: Presentation of Years of Service Awards to City Employees

SUMMARY: The Mayor and City Council to present service awards to City employees for 5, 10, 15, 20 and 25 years of service to the City of South El Monte.

RECOMMENDED ACTION:

FISCAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

None



City Council Agenda Report

Agenda Item No. 4.b.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Rene Salas, Deputy City Manager

SUBJECT: Certificates of Recognition, Presented to the 2021 Holiday Home Decorating Contest Winners

SUMMARY:

RECOMMENDED ACTION:

FISCAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

None



City Council Agenda Report

Agenda Item No. 4.c.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Donna Schwartz, City Clerk

SUBJECT: Certificate of Recognition, Presented to Retired Chief Coronne Jacob on Her Years of Service with the Los Angeles County Sheriff's Department

SUMMARY:

RECOMMENDED ACTION:

FISCAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

None



City Council Agenda Report

Agenda Item No. 4.d.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Rene Salas, Deputy City Manager

SUBJECT: Sheriff's Department Report for the Month of December

SUMMARY:

RECOMMENDED ACTION:

FISCAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

A. December Crime Statistics

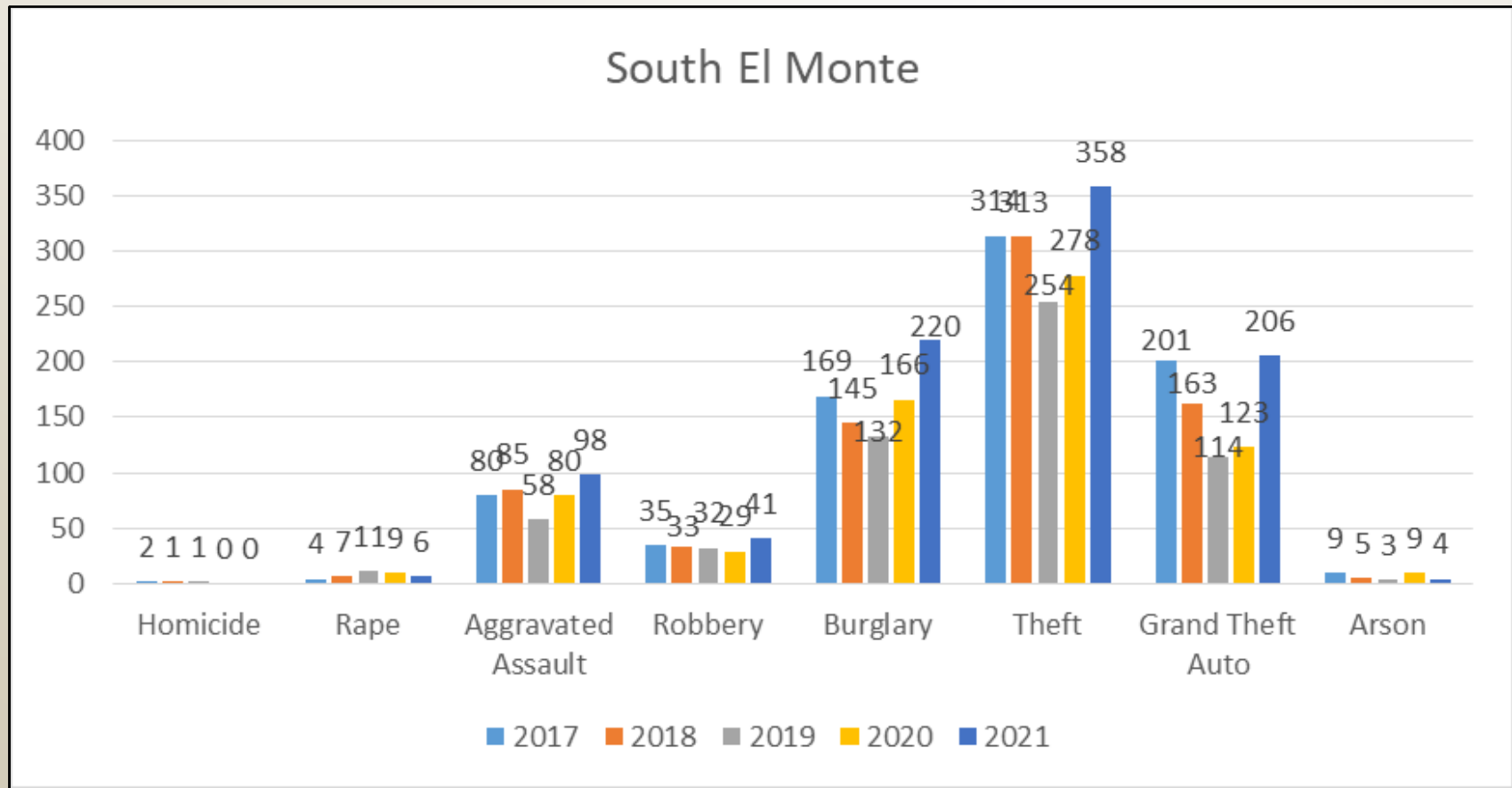
South El Monte December 2021

Crime Statistics



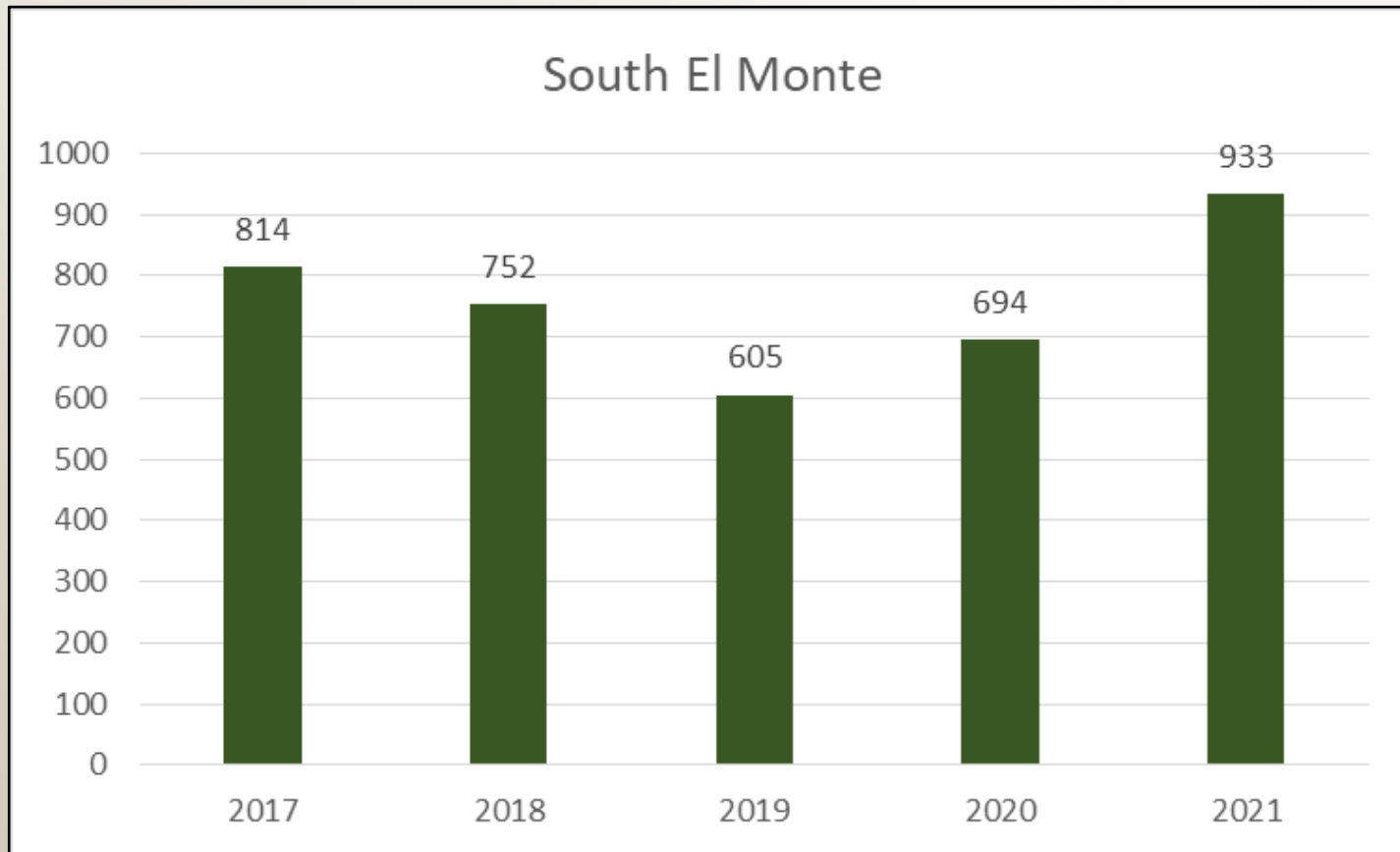
South El Monte

Part I Crime Statistics – December 2021



South El Monte

Part I Crime Statistics – December 2021



South El Monte

Part I Crime Statistics – Monthly Breakdown 2021 & Arrests

South El Monte	January	February	March	April	May	June	July	August	September	October	November	December	Total
Homicide	0	0	0	0	0	0	0	0	0	0	0	0	0
Rape	2	1	1	0	-1	1	2	0	-1	1	0	0	6
Aggravated Assault	13	15	7	3	5	11	9	7	8	10	7	3	98
Robbery	5	1	4	3	3	6	5	3	2	1	4	4	41
Burglary	10	14	19	19	14	21	12	13	24	26	29	19	220
Theft	36	32	38	15	26	47	42	24	20	31	19	28	358
Grand Theft Auto	17	22	13	21	15	20	25	13	17	15	13	15	206
Arson	0	0	0	0	0	1	0	0	2	1	0	0	4
Total	83	85	82	61	62	107	95	60	72	85	72	69	933

South El Monte	
Res Burg	13
Other Burg	207
Petty Theft	103
Grand Theft	122
Theft from Vehicle	133

YTD 12/31

South El Monte	2020	2021
Arrests	2039	1433



City Council Agenda Report

Agenda Item No. 4.e.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Colby Cataldi, Community Development Director

SUBJECT: Code Enforcement and Public Safety Department Report for the Month of December

SUMMARY:

RECOMMENDED ACTION:

FISCAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

A. Code Enforcement Report

City of South El Monte

Public Safety Report



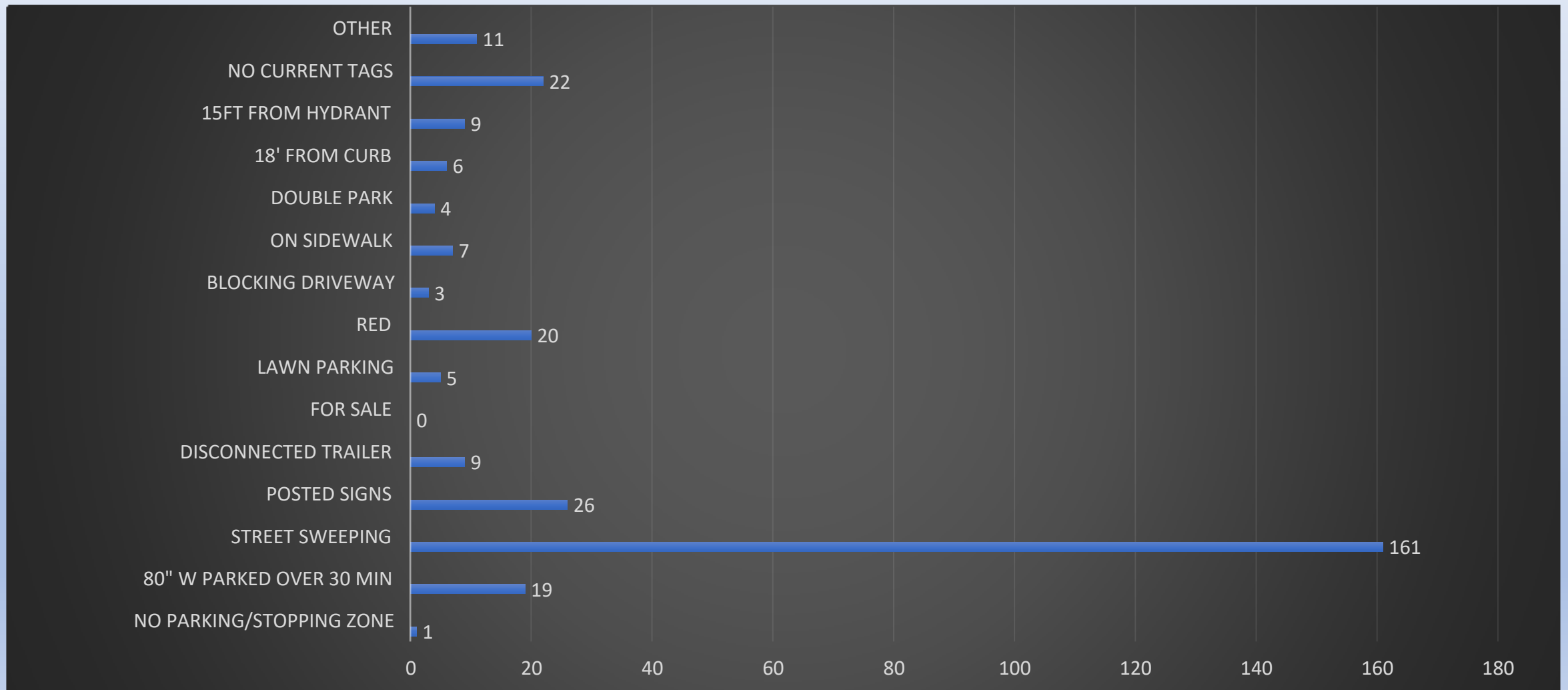
December 2021 Recap

Colby Cataldi, Director
Community Development/Public Works

December - 59

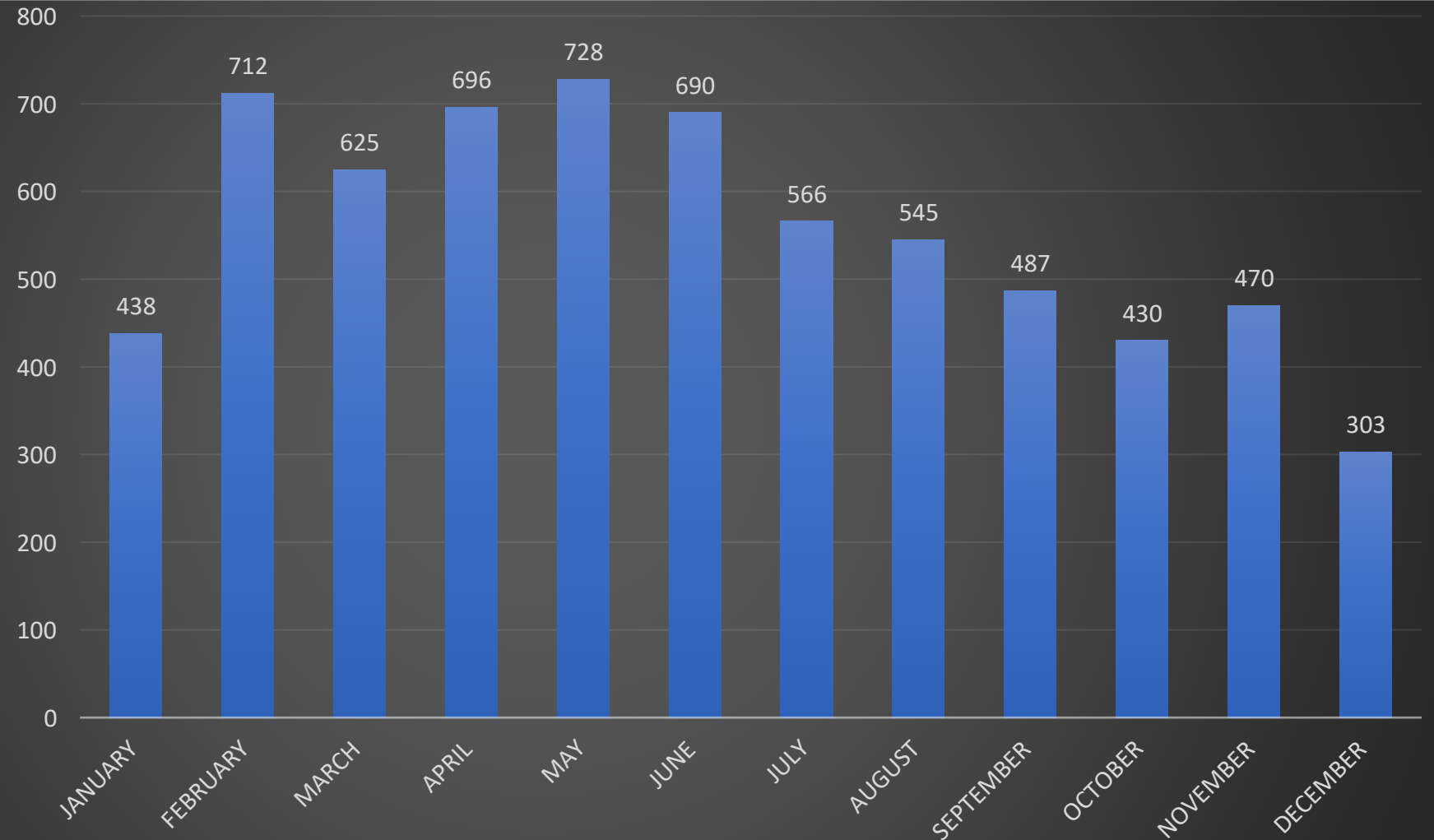
Parking Citations

December - 303



Parking Citations

Annual Citation - Month



Residential Street Sweeping



**Citation Grace Period
Extended through Jan 31**

**Parking Enforcement to
Resume on Feb 1, 2022**

	Monday 8am - 12pm
	Monday 10am - 2pm

	Thursday 8am - 12pm
	Thursday 10am - 2pm

New Trash Service Update

NEW Customer Service Flyer released to Residents Jan 18th



Hello South El Monte Resident!

If you have any questions or concerns regarding trash services please contact Athens Services by:

- Calling the South El Monte Hotline at (626) 723-3788.
- Visiting our website at www.AthensServices.com and using our self-service options. Your requests will be answered quickly without the need of a call.
- OR you can call the Athens Customer Care Center at (888) 336-6100. Operating hours are Monday- Friday, 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 12:00 p.m. Please note that due to the impact of COVID we are experiencing longer than normal wait times, we apologize for this inconvenience. Please feel free to use our call back feature to receive a call back from our team and not lose your place in line.

At Athens Services, we value each and every customer. We are committed to providing proactive, high quality collection services to the residents of South El Monte.

NEW

**Athens Customer Service
Hotline (626) 723-3733**

**Customer Service Calls 170
(as of January 1st)**

Business License Process



CITY OF SOUTH EL MONTE
CODE ENFORCEMENT DEPARTMENT

BUSINESS LICENSE

HOW TO APPLY



TELEPHONE - (626) 332-5797

Please call the City of South El Monte Business Support Center.
Help is available Monday through Friday, 8:00A-5:00P (PST)

ONLINE - <https://southelmonte.hdlgov.com>

Apply for a Business License online, 24-7, at any time, in the comfort of your own home.

MAIL - Download an application at:
<https://southelmonte.hdlgov.com>
Mail the original to:
City of South El Monte
Business Support Center
8839 N Cedar Ave #212, Fresno CA 93720
Or
SCAN and email your completed application to:
support@hdlgov.com

1415 Santa Anita Avenue • South El Monte, California 91733 • (626) 242-1666 • FAX (626) 579-2409

1. Go online: <https://southelmonte.hdlgov.com> or call (626) 332-5797 HDL Business License Department
2. Complete an application
3. HDL verifies information/process application
4. City staff verifies zoning and provides clearance
5. HDL provides license fee amount
6. Complete AQMD (Air Quality Management District) and Fire Department forms
7. Open an account with Athens Services
8. Conduct property inspection (City Inspector)
9. Business License Certificate of Registration issued within 2 weeks of Inspection

Business License Enforcement Procedures

Ensure all businesses within the jurisdiction of the City of South El Monte maintain a valid and current business registration and adhere and abide by all State, County and City laws. (**S.E.M.M.C 5.06.040** BUSINESS ACTIVITY WITH OUT A LICENSE IS PROHIBITED)



- Review current Business License Delinquency Report with enforcement team (720 items)
- Current approximate number of delinquent licenses (461)
- Assign officers a balanced case load
- Each Officer can perform approximately 20 business license site visits per week (5 officers)
- Timeframe businesses are given to comply (5 days)
- Non-compliance is subject to an Administrative Citation
- Ongoing, staff will receive a quarterly delinquency report from HDL



Warehouse Fire (9422 Rush Street) Dec. 31, 2021

ADU

11009 Farndon St.

Crane Operation

Street Closure

Jan 19, 2022





City Council Agenda Report

Agenda Item No. 7.a.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Donna Schwartz, City Clerk

SUBJECT: CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES FOR JANUARY 11, 2022

SUMMARY: Staff is requesting approval of Minutes for the January 11, 2022 Regular City Council Meeting.

RECOMMENDED ACTION: Staff recommends City Council approve the Minutes of the Regular City Council Meeting of January 11, 2022.

FISCAL IMPACT: None.

DISCUSSION: None.

ATTACHMENT(S):

A. January 11, 2022 Minutes

**CITY OF SOUTH EL MONTE
REGULAR CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 11, 2022 - 6:00 PM**

1. ROLL CALL

Mayor Olmos called the meeting to order at 6:02 PM

PRESENT (via zoom): Councilmember(s): Acosta, Delgado, Retamoza, Mayor Pro Tem Angel, and Mayor Olmos

STAFF PRESENT: Rachel Barbosa, City Manager; Anthony R. Taylor, City Attorney; Rene Salas, Deputy City Manager; Colby Cataldi, Community Development Director; and Paola Lara, Deputy City Clerk. STAFF ABSENT: Donna G. Schwartz, City Clerk.

Zoom was provided for the Public to participate during public comment via teleconference.

2. PLEDGE OF ALLEGIANCE – Councilmember Hector Delgado led the Pledge of Allegiance.

3. INVOCATION – Pastor Patricia Garrett, Faith Dominion Church, offered the Invocation.

4. PRESENTATIONS: None.

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

A motion was made by Councilmember Acosta, seconded by Mayor Pro Tem Angel to approve the agenda. Motion carried 5-0, by the following vote:

AYES: Councilmember(s): Acosta, Delgado, Retamoza, Mayor Pro Tem Angel and Mayor Olmos

NAYS: Councilmember(s): None

6. PUBLIC COMMENT

Mayor Olmos opened public comment, there being none, closed public comment.

7. CONSENT CALENDAR

A motion was made by Councilmember Acosta, seconded by Councilmember Delgado to approve the Consent Calendar. Motion carried 5-0, by the following vote:

AYES: Councilmember(s): Acosta, Delgado, Retamoza, Mayor Pro Tem Angel,
and Mayor Olmos
NAYS: Councilmember(s): None

- 7.a. Approved Minutes for the Regular City Council Meeting held December 14, 2021.
- 7.b. Adopted Resolution No. 22-01, approving warrants for the period of December 15, 2021, through January 11, 2022, totaling \$1,297,414.42.
- 7.c. Adopted Resolution No. 22-02, proclaiming a local emergency persists and authorizing the use of alternative meeting procedures by the City's legislative bodies, such as utilizing a virtual platform (e.g., Zoom) for the period of January 11, 2022, through February 9, 2022.
- 7.d. Adopted Resolution No. 22-03, approving a three-year agreement with a two-year renewal option with Vasquez & Company LLP for Auditing Services.

8. PUBLIC HEARINGS

8.a. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-04, APPROVING THE PROGRAMMING OF THE ANNUAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR (FY) 2022-2023**

Mayor Olmos announced the item.

Mayor Olmos opened the public hearing, there being no public comment, closed the public hearing.

A motion was made by Councilmember Delgado, seconded by Mayor Pro Tem Angel to:

- 1. Adopt Resolution No. 22-04 and authorize City Manager and/or designee to execute an agreement for the Fiscal Year 2022 - 2023 CDBG project with the Los Angeles County Development Authority (LACDA), subject to approval as to form by the City Attorney;
- 2. Approve reprogramming \$123,000 from the Fiscal Year 2021-2022 Public Facilities and Improvements - City Hall Restroom ADA Upgrade project to the FY 2022 - 2023 "2022 Pavement Rehabilitation Project" and
- 3. Authorize City Manager and/or designee to adjust the project amounts, as necessary, to reconcile LACDA's final CDBG allocations and any amounts unexpended at the close of FY 2021 - 2022.

Motion carried 5-0, by the following vote:

AYES: Councilmember(s): Acosta, Delgado, Retamoza, Mayor Pro Tem Angel,
and Mayor Olmos
NAYS: Councilmember(s): None

**8.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-05,
ADOPTING A MITIGATED NEGATIVE DECLARATION, MITIGATION
MONITORING AND REPORTING PROGRAM, AND GENERAL PLAN
AMENDMENT AND FIRST READING OF ORDINANCE NO. 1256 FOR A
PROPOSED ZONE CHANGE**

Mayor Olmos announced the item. City Attorney Anthony R. Taylor noted the correct Ordinance number is 1255 and read the title of the ordinance.

Mayor Olmos opened the public hearing, there being no public comment, closed the public hearing.

Community Development Director Colby Cataldi introduced David Gutierrez, Platinum Connections, Wilson Ye, Applicant/Developer, and Simon Lee, Architect of Record, who presented a PowerPoint overviewing the project.

Discussion ensued among City Council, staff, and Mr. Gutierrez regarding the amount of affordable housing units that were going to be designated for low and very low income and whether they were to be one, two, or three, bedroom units.

Councilmember Delgado requested the item be continued to negotiate increasing the amount of affordable housing units and to bring back an agreement specifying the number of units and their bedroom designation. Council concurred.

A motion was made by Councilmember Delgado, seconded by Mayor Pro Tem Angel to continue the item to the January 25, 2022, Regular City Council meeting, to bring back an agreement specifying the amount of affordable housing units to be made available and their bedroom designation. Motion carried 5-0, by the following vote:

AYES: Councilmember(s): Acosta, Delgado, Retamoza, Mayor Pro Tem Angel,
and Mayor Olmos
NAYS: Councilmember(s): None

9. GENERAL BUSINESS

9.a. SELECTION OF MAYOR PRO TEM

Mayor Olmos announced the item.

A motion was made by Mayor Pro Tem Angel, seconded by Councilmember Delgado to appoint Councilmember Acosta as Mayor Pro Tem. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Acosta, Delgado, Retamoza, Mayor Pro Tem Angel,
and Mayor Olmos

NAYS: Councilmember(s): None

9.b. APPOINTMENT OF COMMUNITY SERVICES COMMISSIONERS

Mayor Olmos announced the item and recommended Ingrid Aguilar, Israel Alacio, Gerardo Diaz, Cesiah Romo, and Hortencia Vasquez be appointed to the Community Services Commission. Council concurred.

Mayor Olmos and Councilmember Retamoza noted that Hortencia Vasquez applied for the commission, but her name was not listed on the staff report.

A motion was made by Councilmember Angel, seconded by Councilmember Delgado, to appoint Ingrid Aguilar, Israel Alacio, Gerardo Diaz, Cesiah Romo, and Hortencia Vasquez to the Community Services Commission. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

9.c. APPOINTMENT OF PATRIOTIC COMMISSIONERS

Mayor Olmos announced the item and recommended Alejandro Miramontes De Andy, Blanca M. Figueroa, Naomi Lopez, Rudy Lopez, and Mirna Ivette Sanchez be appointed to the Patriotic Commission. Council concurred.

A motion was made by Mayor Pro Tem Acosta, seconded by Councilmember Angel, to appoint Alejandro Miramontes De Andy, Blanca M. Figueroa, Naomi Lopez, Rudy Lopez, and Mirna Ivette Sanchez to the Patriotic Commission. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

9.d. APPOINTMENT OF PLANNING COMMISSIONERS

Mayor Olmos announced the item and recommended Leo Barreras, Jeff Ortiz, and Larry Rodriguez be reappointed to the Community Services Commission. Council concurred.

Mayor Olmos recommended Vincent Diaz and Kenneth Tang be appointed. Councilmember Angel and Mayor Pro Tem Acosta concurred. Councilmember Delgado and Councilmember Retamoza abstained.

A motion was made by Councilmember Angel, seconded by Mayor Pro Tem Acosta to reappoint Leo Barreras, Jeff Ortiz, Larry Rodriguez, and appoint Vincent Diaz, and Kenneth Tang to the Planning Commission. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta, and Mayor Olmos

NAYS: Councilmember(s): None

9.e. CONSIDERATION AND APPROVAL OF URGENCY ORDINANCE NO. 1256-U, AMENDING CHAPTER 10.16 (“STOPPING, STANDING, AND PARKING”) TO TITLE 10 (“VEHICLES AND TRAFFIC”) OF THE SOUTH EL MONTE MUNICIPAL CODE, INCLUDING AN EXEMPTION THEREFORE FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND RESOLUTION NO. 22-06 ESTABLISHING NEW STREET SWEEPING SCHEDULES

Mayor Olmos announced the item, City Attorney Anthony R. Taylor read the title of the ordinance.

Community Development Director Colby Cataldi presented the staff report.

A motion was made by Councilmember Angel, seconded by Councilmember Delgado to adopt Urgency Ordinance No. 1256-U, amending Chapter 10.16 “Stopping, Standing, and Parking” to Title 10 “Vehicles and Traffic” of the City of South El Monte Municipal Code; and Resolution No. 22-06 establishing new no parking prohibitions for street sweeping purposes. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta, and Mayor Olmos

NAYS: Councilmember(s): None

10. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS

Councilmember Angel, announced his attendance at the Senior Center’s Christmas Drive-Thru and City’s Christmas Wish Toy Giveaway.

Councilmember Retamoza, nothing to report.

Councilmember Delgado, nothing to report.

Mayor Pro Tem Acosta, announced his attendance at the City's Christmas Wish Toy Giveaway, Senior Center's Christmas Drive-Thru, Santa Coming to Town Ride Along, and Hilda Solis' Breakfast with Santa.

Mayor Olmos, announced her attendance at Hilda Solis' Breakfast with Santa, Santa Coming to Town Ride Along, Senior Center's Christmas Drive-Thru, City's Christmas Wish Toy Giveaway, and Christmas Tree Lighting.

11. CORRESPONDENCE: None.

12. COUNCILMEMBERS' AGENDA

12.a. MAYOR GLORIA OLMOS

1. The COVID-19 Impact: Cost of Delayed Construction Projects and Extended Building Permits

Mayor Olmos announced it has been brought to her attention that due to COVID-19 and supply delays or contractors' inability to work, a lot of projects are being delayed leading to additional costs for permit extensions. She requested staff look for ways the City can assist residents with these additional fees.

Staff was directed to bring back options for assisting residents with building permit extension fees for City Council's consideration at the next City Council meeting.

Councilmember Delgado directed staff to investigate whether any adjustments or extensions are needed to allow businesses to continue outdoor operations.

2. Request for Qualifications (RFQ) for Grant Writing Services

Mayor Olmos announced there is a grant opportunity with an upcoming deadline and there is a consultant that can assist with grant writing services. City Attorney Anthony R. Taylor stated a competitive bidding process is not necessary for this service and the City Manager can enter into an agreement if the dollar amount falls under her signing authority.

Mayor Olmos directed the City Manager to enter into a grant writing services agreement, if it falls under her signing authority. Council concurred.

13. CLOSED SESSION: None.

14. ADJOURN COUNCIL MEETING

There being no further business coming before this body, at 7:20 p.m. Mayor Olmos adjourned the meeting to a regular meeting on Tuesday, January 25, 2022, at 6:00 p.m.

Donna G. Schwartz, CMC, City Clerk

Gloria Olmos, Mayor

DRAFT



City Council Agenda Report

Agenda Item No. 7.b.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: William Fox, Interim Finance Director

SUBJECT: CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-07, APPROVING WARRANTS FOR THE PERIOD OF JANUARY 12, 2022, THROUGH JANUARY 25, 2022

SUMMARY: Authorizing payment of City expenditures for the period of January 12, 2021 through January 25, 2021 totaling \$1,178,920.23

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 22-07, authorizing payment of City expenditures.

FISCAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

- A. Resolution No. 22-07
- B. Warrants

RESOLUTION NO. 22-07

A RESOLUTION OF THE SOUTH EL MONTE CITY COUNCIL
ALLOWING CERTAIN CLAIMS AND DEMANDS FOR THE
PERIOD OF JANUARY 12, 2021 THROUGH JANUARY 25,
2022 TOTALING \$1,178,920.23

THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE DOES HEREBY RESOLVE,
DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37202 of the Government Code, the Finance Director hereby certifies to the accuracy of the following demands and the availability of funds for payment thereof.

Finance Director

SECTION 2: That the following claims and demands have been audited as required by law and that the same are hereby allowed in the amount hereafter set forth.

	<u>CLAIMANT</u>	<u>CLAIM PERIOD</u>	<u>WARRANT #'S</u>	<u>AMOUNT</u>
FY 21/22	Electronic Warrants	01/12/2022-01/25/2022	5247-5267	\$179,845.38
FY 21/22	Hand Typed Warrants	01/12/2022-01/25/2022	138923-138931	\$25,128.60
FY 21/22	Regular Warrants	01/12/2022-01/25/2022	138932-139000	\$850,471.84
Payroll	Check	PPE 01/08/2022	27562-27568	\$5,840.52
Payroll	Direct Deposit	PPE 01/08/2022	799913-800016	\$117,633.89

TOTAL EXPENDITURES RESOLUTION NO. 22-07 \$1,178,920.23

PASSED, APPROVED, AND ADOPTED this 25th day of January 2022.

Gloria Olmos, Mayor

ATTEST:

Donna G. Schwartz, City Clerk

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

I, Donna G. Schwartz, City Clerk of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 22-07, was duly passed and approved by the City Council of the City of South El Monte at a regular meeting of said Council held on the 25th day of January 2022, and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donna G. Schwartz, City Clerk

City of South El Monte
Warrant Register
Council Meeting of 1/25/2022

Date: 1/19/2022

Time: 04:50PM

FY	Budget Unit	Vendor Name	Check Number	Check Date	Description	Amount
22	05	CALIFORNIA TEAMSTERS LOCAL 911	138923	1/19/2022	JAN'22 MISC	460.00
22	05		138923	1/19/2022	JAN'22 ADMIN	1,140.00
						\$1,600.00
22	011701770	JCB FINANCE, PROG. BANK OF THE WES	138924	1/19/2022	JAN'22 TRACTOR LEASE	1,694.67
						\$1,694.67
22	011401440	MAIQUES INSPECTION SERVICE	138925	1/19/2022	12/6-12/30INSPECT SVC	4,026.70
						\$4,026.70
22	05	NATIONWIDE RETIREMENT SOLUTIONS	138926	1/19/2022	PPE 1/8/2022	6,977.50
						\$6,977.50
22	011701730	SAN GABRIEL VALLEY WATER	138927	1/19/2022	11/8-12/8 FARNDON-PCK	74.19
22	011701730		138927	1/19/2022	11/8-12/8 1660 DURFEE	132.17
22	011701730		138927	1/19/2022	11/15-12/13 2464 RSMD	148.37
22	011701730		138927	1/19/2022	11/15-12/13 2620 RSMD	152.42
22	011701730		138927	1/19/2022	11/8-12/8 1675 DURFEE	152.42
22	011701730		138927	1/19/2022	11/10-12/10 LERMA/MIL	215.58
22	011701730		138927	1/19/2022	11/8-12/8 1628 DURFEE	235.83
22	011701730		138927	1/19/2022	11/8-12/8 11016 GOMEZ	26.43
22	011701730		138927	1/19/2022	11/23-12/21 1341 SANT	43.81
22	011701730		138927	1/19/2022	11/10-12/10 2000 SANT	74.19
22	011701730		138927	1/19/2022	11/8-12/8 1508 PECK	235.83
22	011701730		138927	1/19/2022	11/23-12/21 1450 LIDC	268.23
22	011701730		138927	1/19/2022	11/23-12/21 1556 CENT	274.09
22	011701730		138927	1/19/2022	11/23-12/21 1530 CENT	322.74
22	011701730		138927	1/19/2022	11/23-12/21 1819 CENT	378.35
22	011701730		138927	1/19/2022	11/23-12/21 1415 SANT	465.24
22	011701730		138927	1/19/2022	11/23-12/21 1500 CENT	517.37
22	011701730		138927	1/19/2022	11/23-12/21 1402LERMA	996.97
22	011701730		138927	1/19/2022	11/23-12/21 1450 LIDC	1,793.28
						\$6,507.51
22	05	STANDARD INSURANCE	138928	1/19/2022	JAN'22 LIFE & AD&D	1,037.53
22	05		138929	1/19/2022	JAN'22 LIFE AD&D SUPP	527.86
						\$1,565.39
22	05	STATE OF CA FRANCHISE TAX BOARD	138930	1/19/2022	R.CORRAL #624019117	346.18
						\$346.18
22	011701730	THE GAS COMPANY	138931	1/19/2022	11/17-12/17 1500 CENT	14.79
22	011701730		138931	1/19/2022	11/17-12/17 1450 LIDC	26.86
22	011701730		138931	1/19/2022	11/17-12/17 1824 CENT	178.55
22	011701730		138931	1/19/2022	11/17-12/17 1900 CENT	218.19
22	011701730		138931	1/19/2022	11/17-12/17 1530 CENT	319.89
22	011701730		138931	1/19/2022	11/17-12/17 1556 CENT	473.98
22	011701710		138931	1/19/2022	12/2-1/3 1415 SANTA	1,178.39
						\$2,410.65

City of South El Monte
Warrant Register
Council Meeting of 1/25/2022

Date: 1/19/2022

Time: 04:50PM

FY	Budget Unit	Vendor Name	Check Number	Check Date	Description	Amount
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Report Total 25,128.60



City Manager
For Michel

City of South El Monte
Warrant Register
Council Meeting of 1/25/2022

Date: 1/19/2022

Time: 04:50PM

FY	Budget Unit	Vendor Name	Check Number	Check Date	Description	Amount
22	05	AFLAC WORLDWIDE HEADQUARTERS	5250	1/19/2022	DEC'21 BILL PERIOD	1,463.72
						\$1,463.72
22	05	BLUE SHIELD OF CA LIFE & HEALTH	5251	1/19/2022	JAN'22 VISION	767.80
						\$767.80
22	05	CALPERS RETIREMENT	5252	1/19/2022	PPE12/25/21 PLAN27216	8,806.36
22	05		5252	1/19/2022	PPE12/25/21 PLAN 685	9,276.69
22	05		5252	1/19/2022	PPE12/25/21 PLAN23047	1,631.41
						\$19,714.46
22	05	DEPARTMENT OF THE TREASURY	5253	1/19/2022	PPE 1/8/22 MED	5,025.68
22	05		5253	1/19/2022	PPE 1/8/22 FEDERAL	14,541.24
22	05		5253	1/19/2022	PPE 1/8/22 FICA	21,488.82
22	05		5254	1/19/2022	PPE 12/25/21 MED	5,091.34
22	05		5254	1/19/2022	PPE 12/25/21 FEDERAL	16,621.08
22	05		5254	1/19/2022	PPE 12/25/21 FICA	19,496.94
						\$82,265.10
22	011511546	ELAN FINANCIAL SERVICES	5256	1/19/2022	XMAS TOY DRIVE TOYS	1,998.32
22	689009000		5256	1/19/2022	BADGES FOR STAFF #411	2,499.50
22	011511546		5256	1/19/2022	CHRISTMAS WISH TOYS	2,877.91
22	011301330		5256	1/19/2022	10/3-11/2 CITY CELL	3,920.97
22	011001010510		5256	1/19/2022	ICSC MEAL	4.61
22	011001010507		5256	1/19/2022	ICSC DUNKIN DONUT	4.66
22	011001010510		5256	1/19/2022	ICSC MEAL	4.89
22	011001010510		5256	1/19/2022	ICSC COFFEE	4.99
22	011001040		5256	1/19/2022	FB PROMOTE E-NOTIFY	4.99
22	011001010510		5256	1/19/2022	ICSC COFFEE	5.20
22	011001010510		5256	1/19/2022	ICSC COFFEE	5.20
22	011001020		5256	1/19/2022	ICSC MEAL	8.67
22	011001040		5256	1/19/2022	ADOBE PHOTOSHOP SUB	9.99
22	011501530		5256	1/19/2022	CRICUT SUBSCRIPTION	9.99
22	011701710		5256	1/19/2022	SGV NEWS SUBSCRIPTION	10.00
22	011511543		5256	1/19/2022	SANTA RIDE XMAS LIGHT	264.42
22	011511546		5256	1/19/2022	TOY DRIVE SUPPLIES	270.28
22	011001020		5256	1/19/2022	ICSC CONFERENC DINNER	280.94
22	011501540		5256	1/19/2022	AFTER SCHOOL PRGM SUP	289.55
22	011511543		5256	1/19/2022	TREE LIGHT EVT SUP	313.36
22	011701710		5256	1/19/2022	11/23-12/22 ZOOM CONF	319.90
22	011511542		5256	1/19/2022	BOXING GLOVES/WRAPS	336.14
22	011301330		5256	1/19/2022	NOV'21 INTERNET SVCS	336.85
22	011511546		5256	1/19/2022	XMAS WISH TOY EVT SUP	474.40
22	011501530		5256	1/19/2022	AGING CONF FLIGHT TIC	529.96
22	011511543		5256	1/19/2022	TURKEY DASH TURKEYS	620.22
22	011001020		5256	1/19/2022	ICSC CONFERENC DINNER	623.66
22	011001010508		5256	1/19/2022	ICSC-LODGING	740.36
22	011001010510		5256	1/19/2022	ICSC HOTEL	910.43
22	011511546		5256	1/19/2022	XMAS WISH RAFFLE SUP	983.52
22	011701720		5256	1/19/2022	PW TENTS	1,113.53

Warrant Register

Council Meeting of 1/25/2022

FY	Budget Unit	Vendor Name	Check Number	Check Date	Description	Amount
22	011201210	ELAN FINANCIAL SERVICES...	5256	1/19/2022	SEMINAR HOTEL & MEALS	1,197.48
22	011511542		5256	1/19/2022	BOXING SHOW TURKEY	1,244.06
22	011001010507		5256	1/19/2022	ICSC LODGING	1,300.11
22	011001020		5256	1/19/2022	ICSC LODGING	1,385.68
22	011511546		5256	1/19/2022	TOY DRIVE SUP/RAFFLES	1,386.11
22	011001010508		5256	1/19/2022	SOUTHWEST RTN CREDIT	-198.00
22	011501530		5256	1/19/2022	RETURN CREDIT	-82.03
22	011401430		5256	1/19/2022	APPLE DATA STORAGE	0.99
22	011501530		5256	1/19/2022	VACCINE ENGLISH FLYER	2.99
22	011501530		5256	1/19/2022	VACCINE SPANISH FLYER	2.99
22	011001010510		5256	1/19/2022	ICSC WALGREEN SUP	3.99
22	011001010510		5256	1/19/2022	ICSC UBER TRIP	10.07
22	011001020		5256	1/19/2022	ICSC CURB TRANSPORT	10.89
22	011001010508		5256	1/19/2022	ICSC-CURB SVCS	11.65
22	011001020		5256	1/19/2022	ICSC CAB TRANSPORT	12.79
22	011001020		5256	1/19/2022	ICSC TAXI TRANSPORT	13.17
22	011001020		5256	1/19/2022	ICSC MEAL	13.55
22	011001010508		5256	1/19/2022	ICSC-TACOS DINNER	13.67
22	011001010507		5256	1/19/2022	AIRPORT SNACK-ICSC	13.71
22	011001010510		5256	1/19/2022	ICSC CURB SVCS	14.03
22	011001010507		5256	1/19/2022	MGM GRAND CARD	14.16
22	011001010508		5256	1/19/2022	ICSC-CURB SVCS	14.27
22	011001010510		5256	1/19/2022	ICSC CURB SVCS	15.04
22	011001020		5256	1/19/2022	ICSC TRANSPORTATION	15.46
22	011001020		5256	1/19/2022	ICSC CURB TRANSPORT	15.46
22	011001020		5256	1/19/2022	ICSC CURB TRANSPORT	15.46
22	011701710		5256	1/19/2022	LA TIMES SUBSCRIPTION	15.96
22	011001010510		5256	1/19/2022	ICSC MEAL	17.23
22	011001010507		5256	1/19/2022	LASVAGAS VARIETA-ICSC	19.16
22	011001010510		5256	1/19/2022	ICSC CAB TRANSPORT	19.37
22	011001040		5256	1/19/2022	10/13 WEBINAR TRAIN'G	20.00
22	011001020		5256	1/19/2022	ICSC CURB TRANSPORT	20.60
22	011001010510		5256	1/19/2022	ICSC MEAL	20.60
22	011001010510		5256	1/19/2022	ICSC UBER TRIP	23.44
22	011001010507		5256	1/19/2022	CURB SERVICES-ICSC	23.57
22	01		5256	1/19/2022	CEQA ANALYSIS FEDEX	24.39
22	011001010507		5256	1/19/2022	ICSC MEAL	24.97
22	011501530		5256	1/19/2022	VACCINE CLINIC LUNCH	28.35
22	011001010510		5256	1/19/2022	ICSC WALGREEN SUP	29.13
22	011501540		5256	1/19/2022	FALL CAMP PRGM SUP	29.38
22	011001010510		5256	1/19/2022	ICSC CURB SVCS	36.09
22	011001010510		5256	1/19/2022	ICSC CURB SVCS	37.31
22	011001040		5256	1/19/2022	FB PROMOTE HOME DECOR	37.91
22	011501530		5256	1/19/2022	VACCINE CLINIC LUNCH	39.53
22	011511543		5256	1/19/2022	TREE LIGHTING SUP	40.38
22	011001010507		5256	1/19/2022	CURB SERVICES-ICSC	40.42
22	011701020		5256	1/19/2022	MSA LUNCHEON TRAINING	41.40
22	011001010		5256	1/19/2022	TKSGIVING DRIVE BKFST	42.30

City of South El Monte
Warrant Register
Council Meeting of 1/25/2022

Date: 1/19/2022

Time: 04:50PM

FY	Budget Unit	Vendor Name	Check Number	Check Date	Description	Amount
22	011001010508	ELAN FINANCIAL SERVICES...	5256	1/19/2022	ICSC-MEAL	44.30
22	011301330		5256	1/19/2022	HOTSPOT SVCS-CM	50.00
22	011001040		5256	1/19/2022	FB PROMOTE E-NOTIFY	50.00
22	011511546		5256	1/19/2022	TOY DRIVE FOOD SUP	50.14
22	448008015		5256	1/19/2022	10/3-11/2TRAN DAT#414	50.30
22	011511546		5256	1/19/2022	XMAS CENTERPIECES	51.54
22	011001010507		5256	1/19/2022	LASVAGAS VARIETA-ICSC	51.79
22	011511546		5256	1/19/2022	CHRISTMAS WISH FOOD	53.00
22	011001010510		5256	1/19/2022	ICSC MEAL	54.87
22	011301330		5256	1/19/2022	HOTSPOT SVCS-DELGADO	55.00
22	448008015		5256	1/19/2022	10/3-11/2TRAN CEL#414	83.51
22	011001010510		5256	1/19/2022	ICSC AIRPORT PARKING	84.00
22	011511546		5256	1/19/2022	XMAS WISH TOY EVT SUP	87.34
22	011511542		5256	1/19/2022	BOXING SHOW LUNCH	87.98
22	011501530		5256	1/19/2022	CHRISTMAS CRAFT SUP	94.92
22	011001020		5256	1/19/2022	ICSC MEAL	104.05
22	011501540		5256	1/19/2022	AFTER SCHOOL PRGM SUP	110.48
22	011501530		5256	1/19/2022	CHRISTMAS CRAFT SUP	111.65
22	011511546		5256	1/19/2022	XMAS WISH TOY EVT SUP	114.75
22	011501540		5256	1/19/2022	PROGRAM SUPPLIES	128.70
22	011511543		5256	1/19/2022	5K SUPPLIES	131.23
22	011511543		5256	1/19/2022	TREE LIGHT EVENT SUP	132.00
22	011501530		5256	1/19/2022	TKSGIVING DR-TRU SUP	142.57
22	689009000		5256	1/19/2022	10/3-11/2TRAN DAT#414	150.90
22	011501530		5256	1/19/2022	11/4-12/3 DIRECTV	154.45
22	011001010		5256	1/19/2022	PROMISE FNDN DINNER	157.80
22	011511546		5256	1/19/2022	XMAS WISH EVT LIGHTS	158.76
22	011511546		5256	1/19/2022	TOY DRIVE SUPPLIES	160.81
22	011501530		5256	1/19/2022	CRAFT GLUE GUN	164.15
22	011511546		5256	1/19/2022	SANTA SUIT DRY CLEAN	190.00
22	011301330		5256	1/19/2022	HOTSPOT SVSC-COUNCIL	200.00
22	011511546		5256	1/19/2022	TOY DRIVE FOOD SUP	210.41
22	011001020		5256	1/19/2022	ICSC MEAL	249.33
22	689009000		5256	1/19/2022	10/3-11/2TRAN CEL#414	250.53
22	011511543		5256	1/19/2022	TURKEY DASH PRIZE	256.60
						\$31,084.51
22	05	EMPLOYMENT DEVELOPMENT DEPT.	5257	1/19/2022	PPE 1/8 TNG WTHD'G	173.14
22	05		5257	1/19/2022	PPE 1/8 UITAX WTHD'G	2,946.06
22	05		5257	1/19/2022	PPE 1/8 STATE WTHD'G	7,170.04
22	05		5258	1/19/2022	PPE12/25 STATE WTHD'G	5,297.31
22	05		5258	1/19/2022	PPE12/25 TNG WTHD'G	8.10
22	05		5258	1/19/2022	PPE12/25 UITAX WTHD'G	332.53
						\$15,927.18
22	05	EXPERT PAY- SDU	5265	1/19/2022	PPE 1/8 CASE 0980438	150.00
22	05		5265	1/19/2022	PPE 1/8 CASE 1457313	603.50
22	05		5265	1/19/2022	PPE 1/8 CASE 2135289	646.15

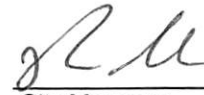
City of South El Monte
Warrant Register
Council Meeting of 1/25/2022

Date: 1/19/2022

Time: 04:50PM

FY	Budget Unit	Vendor Name	Check Number	Check Date	Description	Amount
						\$1,399.65
22	05	HARTFORD INSURANCE	5259	1/19/2022	JAN'22 LT DISABILITY	7,937.10
						\$7,937.10
22	021701760	SOUTHERN CALIFORNIA EDISON	5247	1/19/2022	11/20-12/20 9465 GRVY	29.80
22	021701760		5248	1/19/2022	11/9-12/31 ST LIGHTS	2,073.49
22	011701730		5260	1/19/2022	11/16-12/15 1530 CENT	1,666.12
22	011701730		5261	1/19/2022	11/16-12/15 1415 SANT	1,154.32
22	011701730		5262	1/19/2022	11/16-12/15 1824 CENT	497.42
22	011701730		5263	1/19/2022	11/16-12/15 1556 CENT	1,077.21
						\$6,498.36
22	05	STANDARD INSURANCE D2	5264	1/19/2022	JAN'22 DENTAL	5,353.04
						\$5,353.04
22	021701760	US BANK VOYAGER FLEET SYS	5249	1/19/2022	11/25-12/24VHCLF FUEL	5,597.97
						\$5,597.97
22	011511543	WALMART COMMUNITY/GECRB	5266	1/19/2022	5K WINNER GRAND PRIZE	372.65
						\$372.65
22	05	WASHINGTON NATIONAL INSURANCE CO	5267	1/19/2022	JAN'22 LIFE INSURANCE	1,463.84
						\$1,463.84

Report Total 179,845.38


 City Manager
F. Asch

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22	011301330	ADVANCED MICROCOMPUTING CONCEP	138940	1/25/2022	JAN'22 CLOUD SVCS#505	750.00
22	011301330		138940	1/25/2022	JAN'22 OFFICE 365	3,777.60
22	011301330		138940	1/25/2022	JAN'22 MANAGED SVCS	12,015.00
						\$16,542.60
22	011001030	ALESHIRE & WYNDER, LLP	138941	1/25/2022	DEC'21 SUCCESSOR AGEN	106.00
22	011001030		138941	1/25/2022	DEC'21 SPECIAL PJT	589.00
22	011001030		138941	1/25/2022	DEC'21 PERSONNEL	662.50
22	011001030		138941	1/25/2022	DEC'21 CODE ENFORCE	709.50
22	011001030		138941	1/25/2022	DEC'21 PLANNING	1,235.00
22	011001030		138941	1/25/2022	DEC'21 PW ENGINEERING	1,795.00
22	011001030		138941	1/25/2022	DEC'21 ADDITIONAL SVC	2,014.00
22	011001030		138941	1/25/2022	DEC'21 REIMBURSABLE	9,175.00
22	011001030		138941	1/25/2022	DEC'21 GENERAL	10,412.00
						\$26,698.00
22	011001050	AMAZON CAPITAL SERVICES, INC	138942	1/25/2022	OFFICE SUP REFUND	-18.78
22	063003020		138942	1/25/2022	MEAL DONATE ENVELOPS	6.16
22	011501530		138942	1/25/2022	RETURN CREDIT	-33.06
22	011501530		138942	1/25/2022	SIGN FOR RDSL GARDEN	27.51
22	011401100		138942	1/25/2022	COVID SAFETY SUP#505	35.65
22	011407020		138942	1/25/2022	COVID SAFETY SUP#505	35.65
22	011701710		138942	1/25/2022	OFFICE SUPPLIES	48.27
22	011701740		138942	1/25/2022	PRINTER CABLE/CHARGER	48.47
22	011401100		138942	1/25/2022	FACE MASKS #505	48.75
22	011407020		138942	1/25/2022	FACE MASKS #505	48.75
22	063003010		138942	1/25/2022	MEAL DONATE ENVELOPS	55.52
22	011701710		138942	1/25/2022	PAPER CUPS & STAPLERS	74.91
22	011601650		138942	1/25/2022	FAUCETS/NTP	254.20
22	011701020		138942	1/25/2022	RAIN GEARS	1,725.78
						\$2,357.78
22	011701720	AQUA PURE DRINKING WATER	138943	1/25/2022	12/17 WATER SVCS YARD	55.85
						\$55.85
22	011701020	ARAMARK UNIFORM SERVICES, INC	138944	1/25/2022	PUBLIC WORKS UNIFORMS	602.43
22	011701020		138944	1/25/2022	PW UNIFORMS	630.34
22	011701020		138944	1/25/2022	PUBLIC WORKS UNIFORMS	711.89
						\$1,944.66
22	011301330	AT&T	138945	1/25/2022	11/28-12/27BAN1034753	53.46
22	011301330		138945	1/25/2022	11/22-12/21BAN1034752	24.38
22	011301330		138945	1/25/2022	12/2-1/1 BAN 1034750	24.38
22	011301330		138945	1/25/2022	12/7-1/6 BAN 1034748	25.50
22	011301330		138945	1/25/2022	12/7-1/6 BAN 1034746	25.50
22	011301330		138945	1/25/2022	12/6-1/5 BAN 1034754	25.50
22	011301330		138945	1/25/2022	12/7-1/6 BAN 1034747	26.04
22	011301330		138945	1/25/2022	12/7-1/6 BAN 1034751	28.68
						\$233.44
22	011701770	AUTOZONE	138946	1/25/2022	#20 RPLC WIPER BLADES	21.41

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22	011701770	AUTOZONE...	138946	1/25/2022	#97 RPLC WIPER BLADES	33.27
22	011701770		138946	1/25/2022	#3 MINOR SERVICES	47.52
22	448008010		138946	1/25/2022	#24 RPLC LIFTGATE SUP	77.48
						\$179.68
22	011701720	BASE HILL, INC.	138947	1/25/2022	DEC'21 DISINFECT #505	17,800.00
22	011701020		138947	1/25/2022	DEC'21 JANITORIAL SVC	7,339.00
						\$25,139.00
22	011001050	BAUDVILLE, INC	138948	1/25/2022	YEARS OF SVCS AWARD	124.48
						\$124.48
22	011501515	BLANCA M. FIGUEROA	138962	1/25/2022	DEC'21 PATRIOTIC MTG	100.00
						\$100.00
22	011701020	BORREGO SOLAR SYSTEM, INC	138950	1/25/2022	2022 SOLAR MTNC/CHALL	3,467.61
22	011701020		138950	1/25/2022	2022 SOLAR MTNC/CCTR	7,349.65
22	011701020		138950	1/25/2022	2022 SOLAR MTNC/MCTR	554.69
22	011701020		138950	1/25/2022	2022 SOLAR MTNC/YARD	2,495.31
						\$13,867.26
22	011001050	BROTHERS AWARDS & TROPHIES	138951	1/25/2022	RECOGNITION PLAGUES	137.50
						\$137.50
22	011601620	BUTLER CHEMICALS, INC.	138952	1/25/2022	KITCHEN DEEP CLEANING	201.56
						\$201.56
22	011301330	CALIFORNIA COMMUNICATIONS	138953	1/25/2022	DEC'21 WIRELESS BRIDG	680.00
22	011301330		138953	1/25/2022	NETWRK/CAM INSPECTION	700.00
22	011301330		138953	1/25/2022	NETWORK PORT INSTALL	995.00
						\$2,375.00
22	011701710	CINTAS CORP. #693	138954	1/25/2022	12/27 MAT CLEANING	74.81
22	011701710		138954	1/25/2022	1/4 MAT CLEANING	74.81
22	011701710		138954	1/25/2022	1/11 MAT CLEANING	74.81
						\$224.43
22	021701760	CITY OF EL MONTE-FINANCE DEPT.	138932	1/25/2022	OCT'21 CNG FUEL #28	116.52
22	021701760		138932	1/25/2022	JUN'21 CNG FUEL #28	31.72
22	021701760		138932	1/25/2022	SEP'21 CNG FUEL #28	57.06
22	021701760		138932	1/25/2022	AUG'21 CNG FUEL #28	61.12
22	021701760		138932	1/25/2022	JUL'21 CNG FUEL #28	74.77
22	021701760		138932	1/25/2022	NOV'21 CNG FUEL #28	84.55
						\$425.74
22	011701750	DAKOTA BACKFLOW CO.	138956	1/25/2022	BACKFLOW CERTIFICATE	315.00
						\$315.00
22	011601660	DDC ELECTRIC SUPPLY, INC.	138957	1/25/2022	IRRIGARION TIMERS	91.67
						\$91.67
22	011001050	DIANNA GOMEZ	138965	1/25/2022	ED REIMBURSE-BOOK	73.81
22	011001050		138965	1/25/2022	MASTER ED REIMBURSE	1,491.00
						\$1,564.81

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22	063003010	DRIFTWOOD DAIRY, INC	138958	1/25/2022	CREDIT	-50.92
22	063003010		138958	1/25/2022	CREDIT	-43.91
22	063003010		138958	1/25/2022	CREDIT	-25.29
22	063003020		138958	1/25/2022	12/29 MILK/BREAD NUTR	12.87
22	063003020		138958	1/25/2022	12/22 MILK/BREAD NUTR	18.81
22	063003020		138958	1/25/2022	1/3 MILK/BREAD NUTR	23.10
22	063003020		138958	1/25/2022	12/27 MILK/BREAD NUTR	23.73
22	063003020		138958	1/25/2022	1/10 MILK/BREAD NUTR	24.40
22	063003020		138958	1/25/2022	12/20 MILK/BREAD NUTR	30.17
22	063003010		138958	1/25/2022	12/29 MILK/BREAD NUTR	115.91
22	063003010		138958	1/25/2022	12/22 MILK/BREAD NUTR	169.38
22	063003010		138958	1/25/2022	1/3 MILK/BREAD NUTR	207.91
22	063003010		138958	1/25/2022	12/27 MILK/BREAD NUTR	213.65
22	063003010		138958	1/25/2022	1/10 MILK/BREAD NUTR	219.68
22	063003010		138958	1/25/2022	12/20 MILK/BREAD NUTR	271.59
						\$1,211.08
22	389009000	DYNAELECTRIC L.A.	138973	1/25/2022	9/1-12/31 SIGNAL #294	6,326.43
22	409009000		138973	1/25/2022	9/1-12/31 SIGNAL #294	56,937.87
						\$63,264.30
22	011701720	ECOLAB PEST ELIM. DIVISION	138959	1/25/2022	DEC'21 PEST CTRL YARD	144.14
22	011701710		138959	1/25/2022	DEC'21 PEST CTRL CHAL	194.39
22	011601620		138959	1/25/2022	DEC'21 PEST CTRL SCTR	261.83
22	011601610		138959	1/25/2022	DEC'21 PEST CTRL CCTR	69.18
						\$669.54
22	011701020	EDGAR A. RODRIGUEZ	138982	1/25/2022	2022 BOOT ALLOWANCE	50.00
						\$50.00
22	011001010	EM/SEM CHAMBER OF COMMERCE	138960	1/25/2022	JAN-MAR'22 QTR DUES	2,500.00
22	011001010		138960	1/25/2022	JUL-SEP'21 QTR DUES	2,500.00
22	011001010		138960	1/25/2022	OCT-DEC'21 QTR DUES	2,500.00
						\$7,500.00
22	021701760	EWING IRRIGATION	138933	1/25/2022	BROOM/RAKE STOCK	275.15
22	011601670		138961	1/25/2022	FIELDS RPR PARTS/MVD	138.31
22	011601650		138961	1/25/2022	MARKING PAINTS/NTP	162.41
						\$575.87
22	011701770	GOT PROPANE INC	138966	1/25/2022	12/31 FORKLIFT PROPANE	90.61
						\$90.61
22	011701740	GRAINGER	138967	1/25/2022	(50) MASKS #505	192.94
22	011701740		138967	1/25/2022	RUBBING ALCHOL #505	87.19
22	011701740		138967	1/25/2022	RUBBING ALCOHOL #505	52.31
22	011701740		138967	1/25/2022	HAND SANITIZER #505	68.60
22	011701740		138967	1/25/2022	HAND SANITIZER #505	398.73
						\$799.77
22	011601670	GRANT'S TRUE VALUE HARDWARE	138968	1/25/2022	LIGHTS & SCREWS	78.08
22	011701740		138968	1/25/2022	HOSE,PINE-SOL,NOZZLE	141.82

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22	011701740	GRANT'S TRUE VALUE HARDWARE...	138968	1/25/2022	KEYS FOR YARD	12.01
22	011601630		138968	1/25/2022	SCREWS & BOLTS/MCTR	15.74
22	011601630		138968	1/25/2022	SCREWS & BOLTS/MCTR	35.72
22	011601650		138968	1/25/2022	BATTERIES & SOCKETS	39.56
						\$322.93
22	063003020	HUNTINGTON CULINARY	138970	1/25/2022	12/21-12/24 FRZN MEAL	206.50
22	063003020		138970	1/25/2022	12/14-12/17 FRZN MEAL	206.50
22	063003020		138970	1/25/2022	12/28-12/31 FRZN MEAL	206.50
22	063003020		138970	1/25/2022	1/4-1/7 FRZN MEALS	206.50
22	063003010		138970	1/25/2022	12/21 XMAS LUNCH	812.00
22	063003010		138970	1/25/2022	1/4-1/7 FRZN MEALS	5,432.00
22	063003010		138970	1/25/2022	12/21-12/24 FRZN MEAL	5,527.20
22	063003010		138970	1/25/2022	12/28-12/31 FRZN MEAL	5,605.60
22	063003010		138970	1/25/2022	12/14-12/17 FRZN MEAL	5,616.80
						\$23,819.60
22	011601610	INNER-COOL CORP	138971	1/25/2022	HEATER RPR/CCTR	716.25
						\$716.25
22	709009020	JOHN L. HUNTER AND ASSOCIATES, INC.	138972	1/25/2022	SEP'21 NPDES PRGM	2,238.75
22	709009020		138972	1/25/2022	DEC'21 NPDES PRGM	2,587.00
22	709009020		138972	1/25/2022	OCT'21 NPDES PRGM	2,665.00
22	709009020		138972	1/25/2022	NOV'21 NPDES PRGM	2,709.57
22	709009020		138972	1/25/2022	SEP'21 INDUSTRIAL WASTE	3,262.50
22	709009020		138972	1/25/2022	NOV'21 INDUSTRIAL WASTE	6,486.25
22	709009020		138972	1/25/2022	OCT'21 INDUSTRIAL WASTE	8,697.50
22	255505510		138972	1/25/2022	SEP'21 USED OIL RECYC	155.00
22	275755710		138972	1/25/2022	DEC'21 BEV RECYC PRGM	570.00
22	709009020		138972	1/25/2022	DEC'21 INDUST WASTE	2,192.50
						\$31,564.07
22	011701020	JOSE FIGUEROA	138963	1/25/2022	JAN'22 MSA MEETING	25.00
						\$25.00
22	01	KIMLEY-HORN AND ASSOCIATES, INC.	138974	1/25/2022	NOV'21 CEQA ANALYSIS	3,776.06
						\$3,776.06
22	021701760	L.A. COUNTY DEPT OF PUBLIC WORKS	138934	1/25/2022	3RD QTR ST LIGHT MTNC	43,715.00
						\$43,715.00
22	011101110	L.A. COUNTY SHERIFF'S DEPT.	138975	1/25/2022	11/20 SPECIAL EVT SVC	3,059.80
22	011101110		138975	1/25/2022	DEC'21 EQUIPMENT	387.50
22	011101110		138975	1/25/2022	DEC'21 GRANT DEPUTY	17,051.33
22	011101110		138975	1/25/2022	DEC'21 LIABILITY INS	46,312.68
22	011101110		138975	1/25/2022	DEC'21 LAW ENFORCEMNT	403,973.00
						\$470,784.31
22	011501540	LAUREN HERNANDEZ	138969	1/25/2022	DEC'21 ZUMBA CLASS	168.00
						\$168.00
22	01	MARIA BAUTISTA	138949	1/25/2022	8/29 MVD DEPOSIT RFND	50.00

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						\$50.00
22	363603600	MOTEL 6	138998	1/25/2022	12/8-1/3 HMLESS VOCHR	8,523.00
						\$8,523.00
22	011501515	NAOMI LOPEZ	138977	1/25/2022	DEC'21 PATRIOTIC MTG	100.00
						\$100.00
22	011501540	OFFICE DEPOT	138978	1/25/2022	CARDSTOCK REFUND	-28.49
22	011301330		138978	1/25/2022	PRINTER	440.98
						\$412.49
22	021701760	PACIFIC PRODUCTS AND SERVICES LLC	138935	1/25/2022	NO PARKING SIGNS	1,565.07
						\$1,565.07
22	011407020	PHOENIX GROUP INFORMATION SYSTEM	138979	1/25/2022	NOV'21 CODE CITATION	1,418.86
22	011401100		138979	1/25/2022	NOV'21 PSO CITATION	7,886.28
						\$9,305.14
22	011601620	QUENCH USA, INC.	138980	1/25/2022	JAN'22 H2O SYS SCTR	59.96
						\$59.96
22	011701020	RAY RAMOS	138981	1/25/2022	2022 BOOT ALLOWANCE	200.00
						\$200.00
22	011501515	RUDY LOPEZ	138976	1/25/2022	DEC'21 PATRIOTIC MTG	100.00
						\$100.00
22	363603600	SIERRA INN	138999	1/25/2022	12/1-1/1 HMLESS VOCHR	20,900.00
						\$20,900.00
22	011601610	SMARDAN SUPPLY	138983	1/25/2022	FLUSH VALVE/CCTR	312.29
22	011601610		138983	1/25/2022	TOILET HANDLE ASEMBLY	49.80
						\$362.09
22	021701760	SOUTHEAST CONSTRUCTION PRODUCT	138936	1/25/2022	CEMENT RETURN	-142.37
22	021701760		138936	1/25/2022	STORM SAND & BAGS	95.92
22	021701760		138936	1/25/2022	STORM SAND & BAGS	95.92
22	021701760		138936	1/25/2022	STORM SAND & BAGS	127.89
22	021701760		138936	1/25/2022	STOCK TOOLS	146.93
22	021701760		138936	1/25/2022	RED MARKING PAINTS	179.93
22	021701760		138936	1/25/2022	BLK SPRAY PAINT & HAT	205.04
22	011601650		138984	1/25/2022	PVC BOOTS	8.27
22	011701760		138984	1/25/2022	GRAFFITI REMOVAL	38.37
22	011701750		138984	1/25/2022	FIRLD FILTRATION/NTP	84.54
22	011701750		138984	1/25/2022	FIELD FILTRATION/NTP	84.54
22	011601650		138984	1/25/2022	PLASTER SAND/NTP	95.92
22	011601650		138984	1/25/2022	PLASTER SAND/NTP	95.92
22	011601650		138984	1/25/2022	PLASTER SAND/NTP	95.92
22	011601650		138984	1/25/2022	PLASTER SAND/NTP	95.92
22	011601650		138984	1/25/2022	PLASTER SAND/NTP	95.92
22	011601650		138984	1/25/2022	PLASTER SAND/NTP	95.92
22	011701760		138984	1/25/2022	STORM SAND & BAGS	95.92
22	011601650		138984	1/25/2022	PLASTER SAND/NTP	63.95
						\$1,564.45

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22	021701760	SOUTHERN TIRE MART LLC	138937	1/25/2022	ST MAINT TIRE SCRAP	264.80
22	011701770		138985	1/25/2022	BOBCAT RIGHT TIRE RPR	40.00
22	011701770		138985	1/25/2022	TRACTOR TIRE	41.23
						\$346.03
22	011401100	SPARKLETT'S	138986	1/25/2022	DEC'21 WATER P-SFTY	33.95
22	011407020		138986	1/25/2022	DEC'21 WATER CODE	33.95
						\$67.90
22	021701760	ST. FRANCIS ELECTRIC, LLC	138938	1/25/2022	NOV'21 MTNC TRAFFIC	771.00
22	021701760		138938	1/25/2022	DEC'21 MTNC TRAFFIC	822.75
22	021701760		138938	1/25/2022	DEC'21 CALLOUT SIGNAL	2,847.00
						\$4,440.75
22	709009020	STATE WATER RESOURCES CONTROL B	138990	1/25/2022	10/1-9/30NPDES PERMIT	10,602.00
						\$10,602.00
22	011701770	SUNBELT RENTALS, INC.	138987	1/25/2022	2WD CART RENTAL	644.82
22	011701770		138987	1/25/2022	2WD CART RENTAL	1,488.79
						\$2,133.61
22	011401100	SUPERIOR COURT OF CA, COUNTY OF L	138988	1/25/2022	NOV'21 CITATION PROCS	5,251.00
						\$5,251.00
22	011511546	SUPERIOR WAREHOUSE GROCERS	138989	1/25/2022	TOY DRIVE FOOD	118.06
22	363603600		139000	1/25/2022	HOMELESS PRGM FOOD	226.42
22	363603600		139000	1/25/2022	HOMELESS PRGM FOOD	234.33
22	363603600		139000	1/25/2022	HOMELESS PRGM FOOD	236.80
						\$815.61
22	011601640	THE ILLINI COMPANIES, INC	138955	1/25/2022	1/3 CHEMICAL DELIVERY	159.54
						\$159.54
22	011701770	THE SMOG SPOT	138991	1/25/2022	#95 SMOG INSPECTION	50.00
22	011701770		138991	1/25/2022	#12 SMOG INSPECTION	60.00
22	448008010		138991	1/25/2022	#20 SMOG INSPECTION	60.00
22	011701770		138991	1/25/2022	#22 SMOG INSPECTION	40.00
22	011701770		138991	1/25/2022	#15 SMOG INSPECTION	40.00
22	011701770		138991	1/25/2022	#2 SMOG INSPECTION	40.00
22	011701770		138991	1/25/2022	#007 SMOG INSPECTION	40.00
22	448008010		138991	1/25/2022	#24 SMOG INSPECTION	40.00
22	011701770		138991	1/25/2022	#13 SMOG INSPECTION	40.00
22	011701770		138991	1/25/2022	#3 SMOG INSPECTION	40.00
						\$450.00
22	021701760	TRANSTECH ENGINEERING, INC.	138939	1/25/2022	OCT'21 9327GRVY TRAF	500.00
22	021701760		138939	1/25/2022	OCT'21 TRAF ENG SVCS	1,010.00
22	011701105		138992	1/25/2022	OCT'21 SAN/WEAV MGMT	270.00
22	389009000		138992	1/25/2022	OCT'21 ADMIN FEE #294	94.88
22	011701105		138992	1/25/2022	OCT'21 RUSH PJT MGMT	3,250.00
22	079009000		138992	1/25/2022	OCT'21 CONST MGMT#253	8,129.50
22	011701105		138992	1/25/2022	OCT'21 ENG PLAN CHECK	8,561.53
22	011701105		138992	1/25/2022	OCT'21 CITY ENG SVCS	17,541.00

City of South El Monte
Warrant Register
Council Meeting of 1/25/2022

Date: 1/19/2022

Time: 04:51PM

FY	Budget Unit	Vendor Name	Check Number	Check Date	Description	Amount
						\$39,356.91
22	011701770	TRUE AUTO WERX	138993	1/25/2022	#17 TINT WINDOWS	270.00
						\$270.00
22	011301310	TRUSAIC	138964	1/25/2022	JAN'22 ACA MONTHLY	1,020.00
						\$1,020.00
22	011701710	WATER CHEMISTS,DIV. OF CCI CHEMICA	138994	1/25/2022	DEC'21 H2O TREATMENT	200.00
						\$200.00
22	011601610	WATERLOGIC AMERICAS, LLC	138995	1/25/2022	12/30-1/29 WATER SVCS	38.59
						\$38.59
22	011601650	WHITTIER FERTILIZER	138996	1/25/2022	FILTRATION SAND/NTP	86.00
22	011601650		138996	1/25/2022	FERTILIZER/NTP	198.45
22	011601650		138996	1/25/2022	FILTRATION SAND/NTP	200.66
						\$485.11
22	011511546	WINNER INTERNATIONAL INC.	138997	1/25/2022	TOY DRIVE SUPPLIES	61.74
						\$61.74

Report Total **850,471.84**


 City Manager
For Rachel



City Council Agenda Report

Agenda Item No. 8.a.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Colby Cataldi, Community Development Director

SUBJECT: CONTINUED FROM THE REGULAR CITY COUNCIL MEETING OF JANUARY 11, 2022 - CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-05, ADOPTING A MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, AND GENERAL PLAN AMENDMENT AND APPROVE ORDINANCE NO. 1255 FOR A PROPOSED ZONE CHANGE AND AFFORDABLE HOUSING AGREEMENT; AND RESOLUTION NO 22-09 AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT REGARDING AFFORDABLE HOUSING UNITS

SUMMARY: Wilson Ye/Mye Plaza LLC ("Applicant") is proposing the development of a 106,137 square foot commercial and residential mixed-use building. The development requires a Zone Change ("ZC") from Commercial-Manufacturing ("C-M") to Commercial-Residential ("C-R") and a General Plan Amendment ("GPA") from Commercial-Manufacturing to Mixed Use ("proposed Project" or "Project"). The proposed Project will include 8 commercial ground floor units and 73 residential units, 67 will be market rate and 8 will be affordable units.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 22-05, adopting a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and General Plan Amendment. Staff also recommends City Council waive first reading and introduce Ordinance No. 1255, amending the zoning designation for properties located at 2727 Rosemead Boulevard and 9340-9352 Mabel Avenue. Finally, staff recommends City Council adopt Resolution No. 22-09, authorizing the City Manager to enter into an agreement regarding 8 affordable housing units.

FISCAL IMPACT: No fiscal impact.

DISCUSSION: The Planning Commission reviewed the Applicant's request for the Proposed Project on December 21, 2021 and voted 5-0 to conditionally approve the

Conditional Use Permit ("CUP") and Subdivision request upon City Council's adoption of the Mitigated Negative Declaration ("MND"), Mitigated Monitoring & Reporting Program ("MMRP"), ZC, and GPA.

After the January 11, 2022 City Council meeting, staff met with the Applicant to go over City Council's requests for more affordable units in the development. The Applicant's team met with the Owner to discuss the request of extra units, and came up with an additional two affordable units that they can offer for the development. The two new affordable units will be split between one low income and one very low income with the distribution of affordable units being proposed in the table below:

	Low Income	Very Low Income
One-Bedroom Units	2	2
Two-Bedroom Units	3	1

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 designation 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 land use designation that is currently applicable to the properties at the adjacent 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 as follows:

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, and the Planning Commission accepted, 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.

Environmental Review

An Initial Study was conducted and a 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 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 Report Prepared by: Ian McAleese, Assistant Planner

ATTACHMENT(S):

- A. Ordinance No. 1255
- B. Resolution No. 22-05
- C. Initial Study/Negative Declaration
- D. Mitigation Monitoring and Reporting Program
- E. Planning Commission Resolution No. 20-13
- F. Resolution No. 22-09
- G. Affordable Unit Agreement

ATTACHMENT A

ORDINANCE NO. 1255

AN ORDINANCE OF THE CITY OF SOUTH EL MONTE
ADOPTING ZONE CHANGE AMENDING THE ZONING
DESIGNATION FOR PROPERTIES LOCATED AT 2727
ROSEMEAD BOULEVARD, 9340-9352 MABEL AVENUE,
AND APNS 5281-002-009 AND 5281-002-011

WHEREAS, Wilson Ye/Mye Plaza LLC (“Applicant”) has filed an application for a 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 the zoning designation of “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 and it voted unanimously to recommend adoption of the ordinance; and

WHEREAS, a public hearing was held before the City Council on January 11, 2022, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the City Council in making its determination.

NOW, THEREFORE, THE CITY COUNCIL 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 City Council independently reviewed and considered the contents of the initial study and the Mitigated Negative Declaration. Pursuant to the City Council’s adoption of this Resolution No. 22-05, the City Council approves Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project in compliance with CEQA Guidelines.

Based on the initial study, the Mitigated Negative Declaration, the comments received thereon, and the record before the Planning Commission, the City Council 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 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 2: Pursuant to Municipal Code section 17.66.040, the City Council hereby finds as follows for the proposed Zone Change (No. 20-13):

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 3: Based upon the foregoing, the City Council hereby changes the zoning designation for property located at 2727 Rosemead Boulevard, 9340-9352 Mabel Avenue, and APNs 5281-002-009 and 5281-002-011 from "C-M" (Commercial-Manufacturing) to "C-R" (Commercial-Residential), as shown on Exhibit "A" attached hereto and hereby incorporated by this reference. The City Council hereby directs City staff to amend the City's official zoning map to reflect the change in zoning designation.

SECTION 4: The City Clerk shall attest and certify to the passage and adoption of this Ordinance.

PASSED, APPROVED, AND ADOPTED this 25th day of January, 2022.

Gloria Olmos, Mayor

ATTEST:

Donna G. Schwartz, City Clerk

APPROVED AS TO FORM:

Anthony R. Taylor, City Attorney

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

I, Donna G. Schwartz, City Clerk of the City of South El Monte, do hereby certify that the foregoing Ordinance, being Ordinance No. 1255 was passed and approved by the City Council of the City of South El Monte, at a meeting of said Council held on January 25, 2022 and that said Ordinance was adopted by the following vote:

AYES:

NOES:

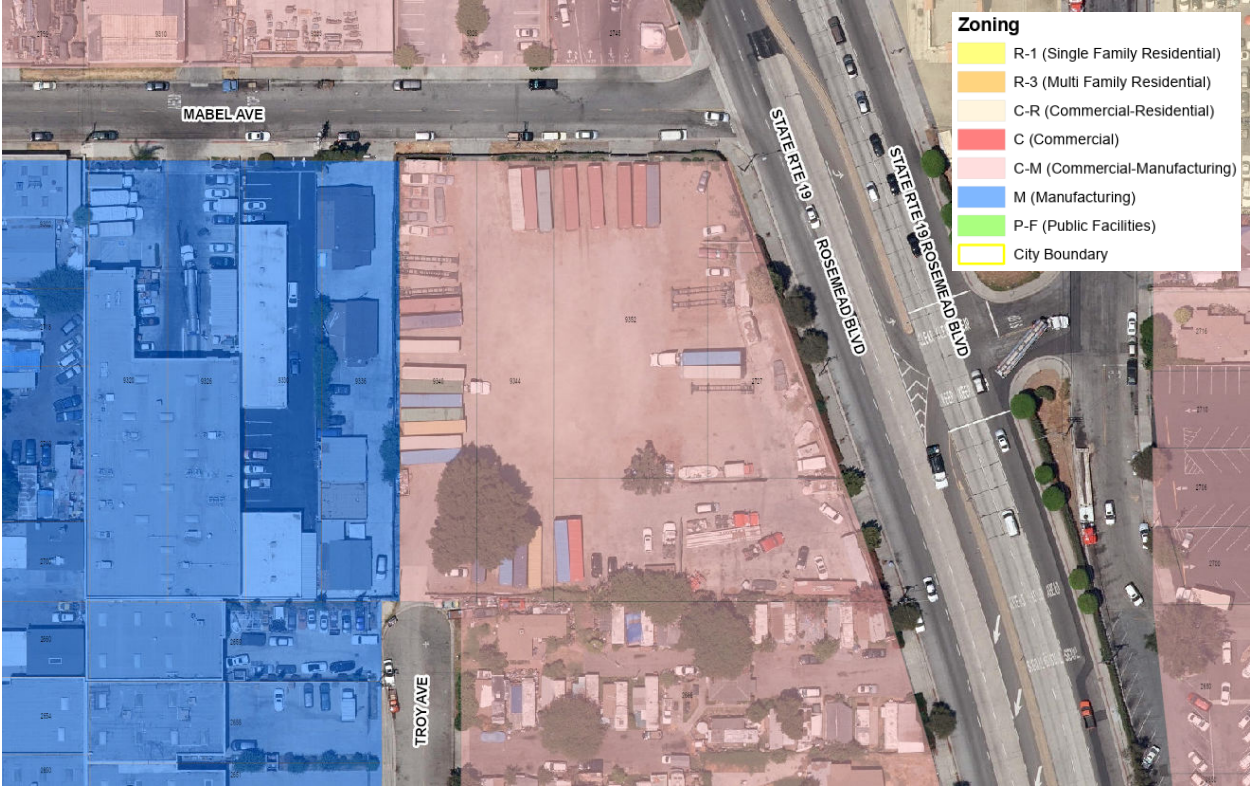
ABSENT:

ABSTAIN:

Donna G. Schwartz, City Clerk

Exhibit A

Existing Zoning



Proposed Zoning



ATTACHMENT B

RESOLUTION NO. 22-05

A RESOLUTION OF THE SOUTH EL MONTE CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING A GENERAL PLAN AMENDMENT (NO. 21-14) TO CHANGE THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 2727 ROSEMEAD BOULEVARD, 9340-9352 MABEL AVENUE, AND APNS 5281-002-009 AND 5281-002-011

WHEREAS, Wilson Ye/Mye Plaza LLC (“Applicant”) has filed an application for a General Plan Amendment 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” 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 24, 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 and it voted unanimously to recommend adoption/approval of the resolution/ordinance; and

WHEREAS, a public hearing was held before the City Council on January 11, 2022, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the City Council in making its determination.

THE SOUTH EL MONTE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

SECTION 1. A record of the public hearing indicates the following:

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 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 2. 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 City Council independently reviewed and considered the contents of the initial study and the Mitigated Negative Declaration. Pursuant to the City Council’s adoption of this Resolution No. 22-05, the City Council approves Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project in compliance with CEQA Guidelines.

Based on the initial study, the Mitigated Negative Declaration, the comments received thereon, and the record before the Planning Commission, the City Council 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 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 above findings, the City Council hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program along with General Plan Amendment (No. 20-14) 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 from “Commercial-Manufacturing” to “Mixed Use” as shown in Exhibit “A” hereto and hereby incorporated by this reference.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 11th day of January, 2022.

Gloria Olmos, Mayor

ATTEST:

Donna G. Schwartz, City Clerk

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

I, Donna G. Schwartz, City Clerk of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 22-05 was passed and approved by the City Council of the City of South El Monte, at a special meeting of said Council held on January 11, 2022 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

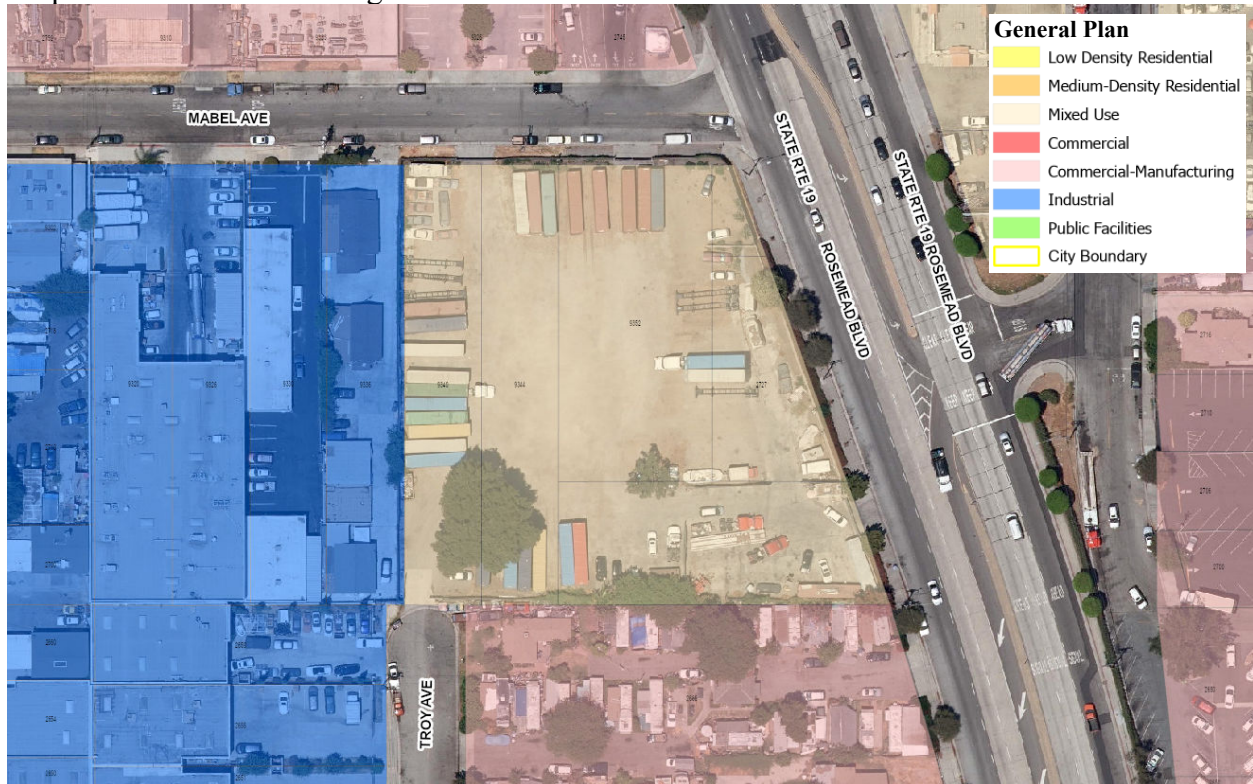
Donna G. Schwartz, City Clerk

Exhibit A

Existing General Plan Designation



Proposed General Plan Designation



ATTACHMENT C



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

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

Date

November 2021

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- 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

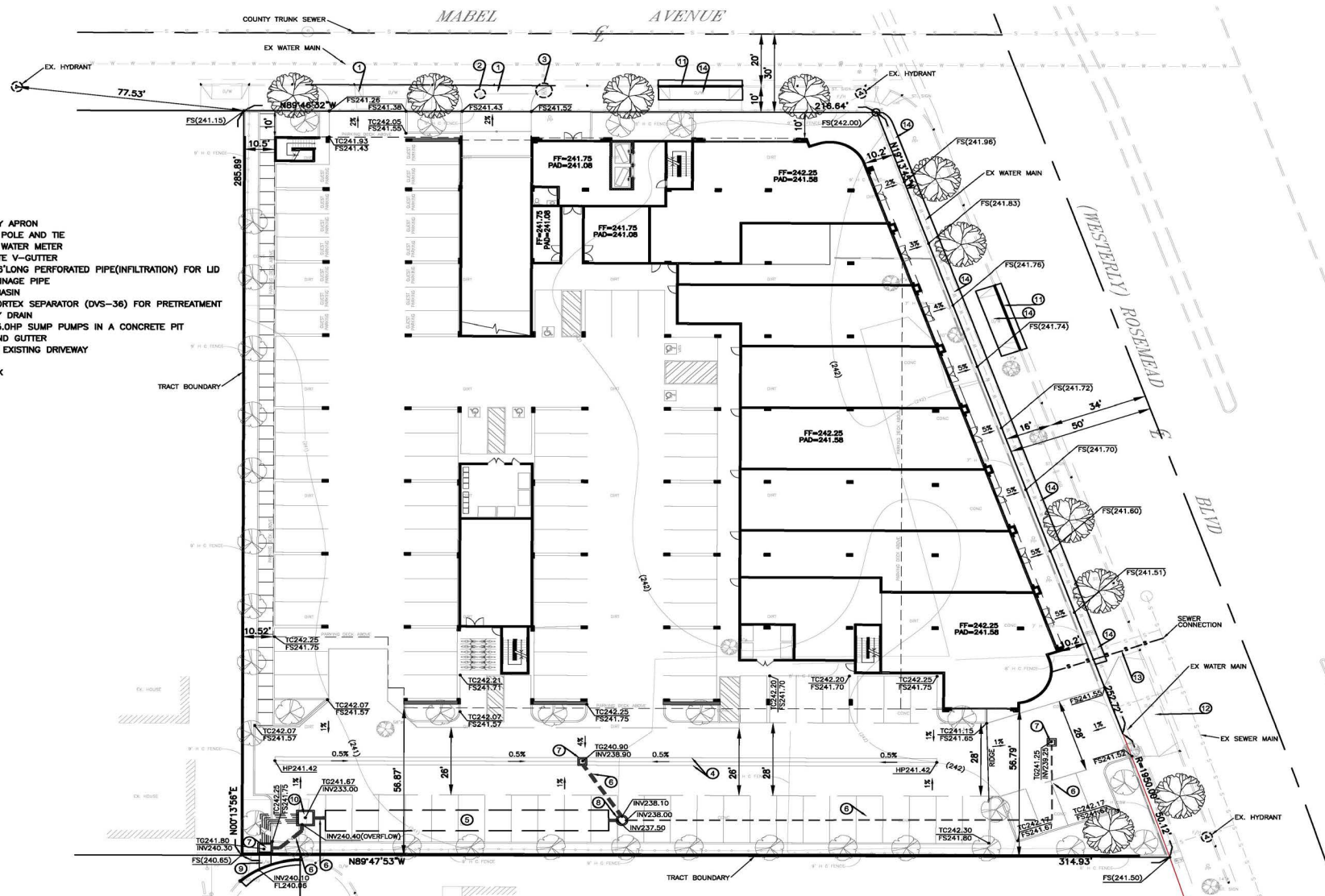


EXHIBIT 2a: Site Plan - First Floor
Mye Plaza Mixed Use Project



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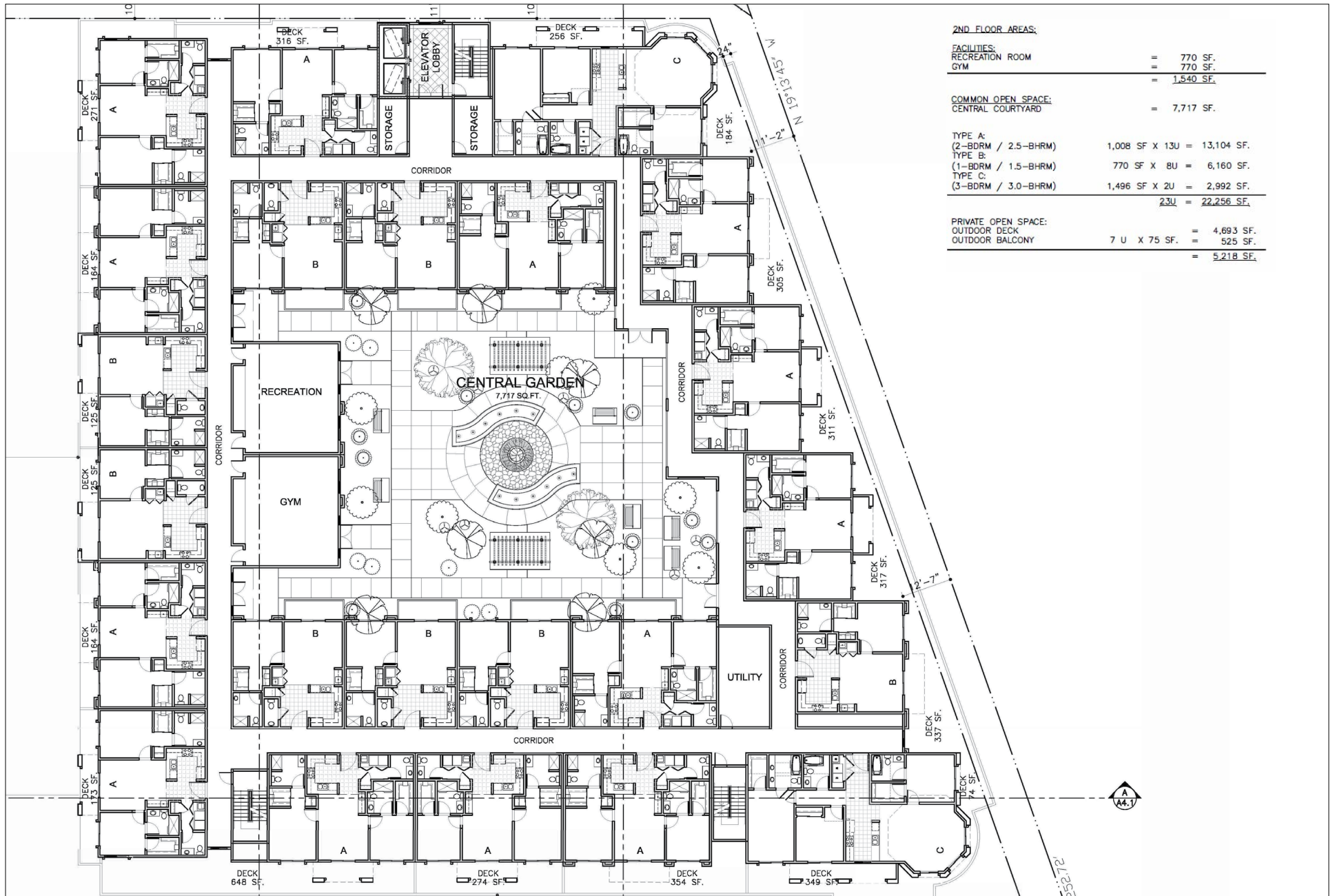


EXHIBIT 2b: Site Plan - Second Floor
Mye Plaza Mixed Use Project



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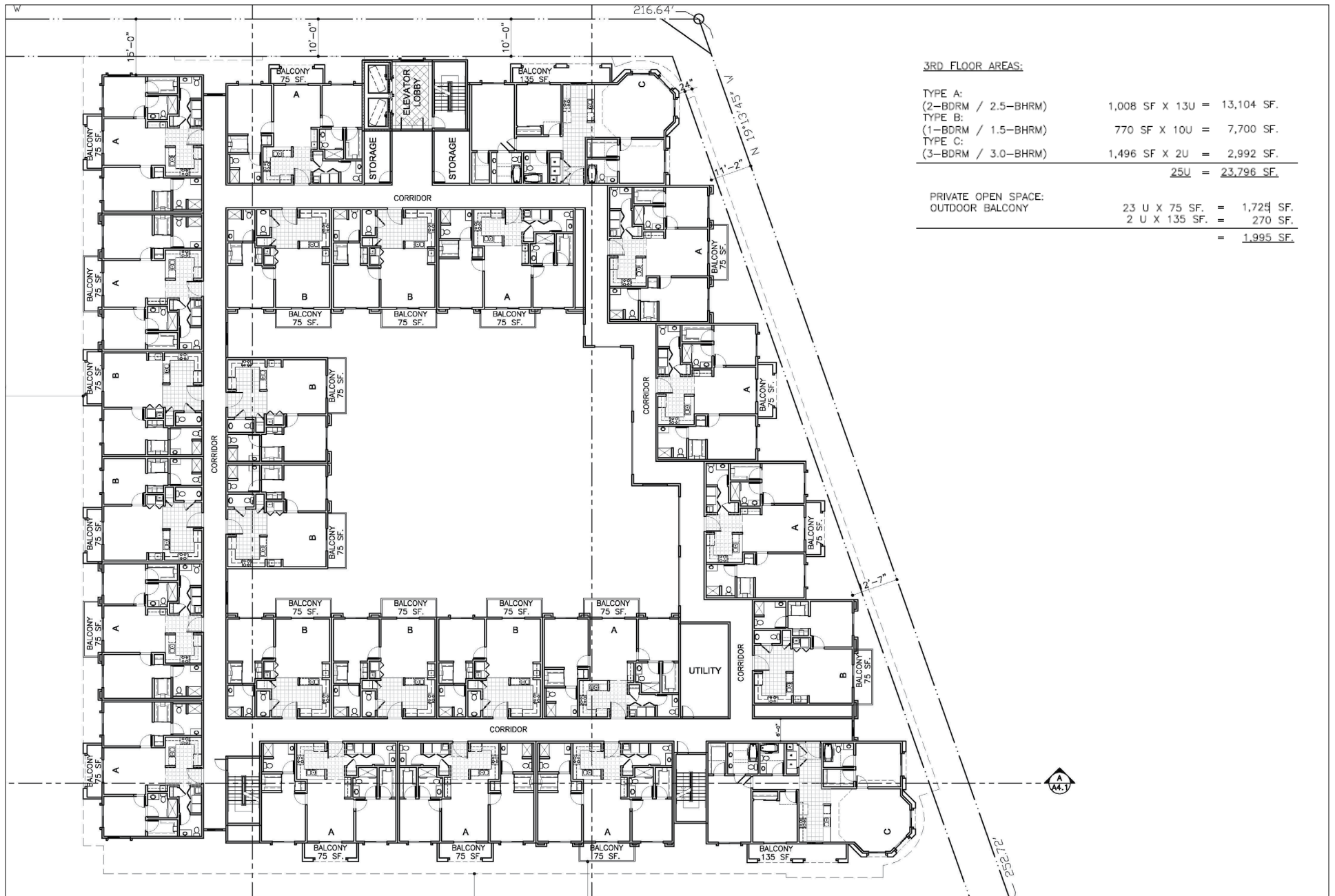


EXHIBIT 2c: Site Plan - Third Floor
Mye Plaza Mixed Use Project



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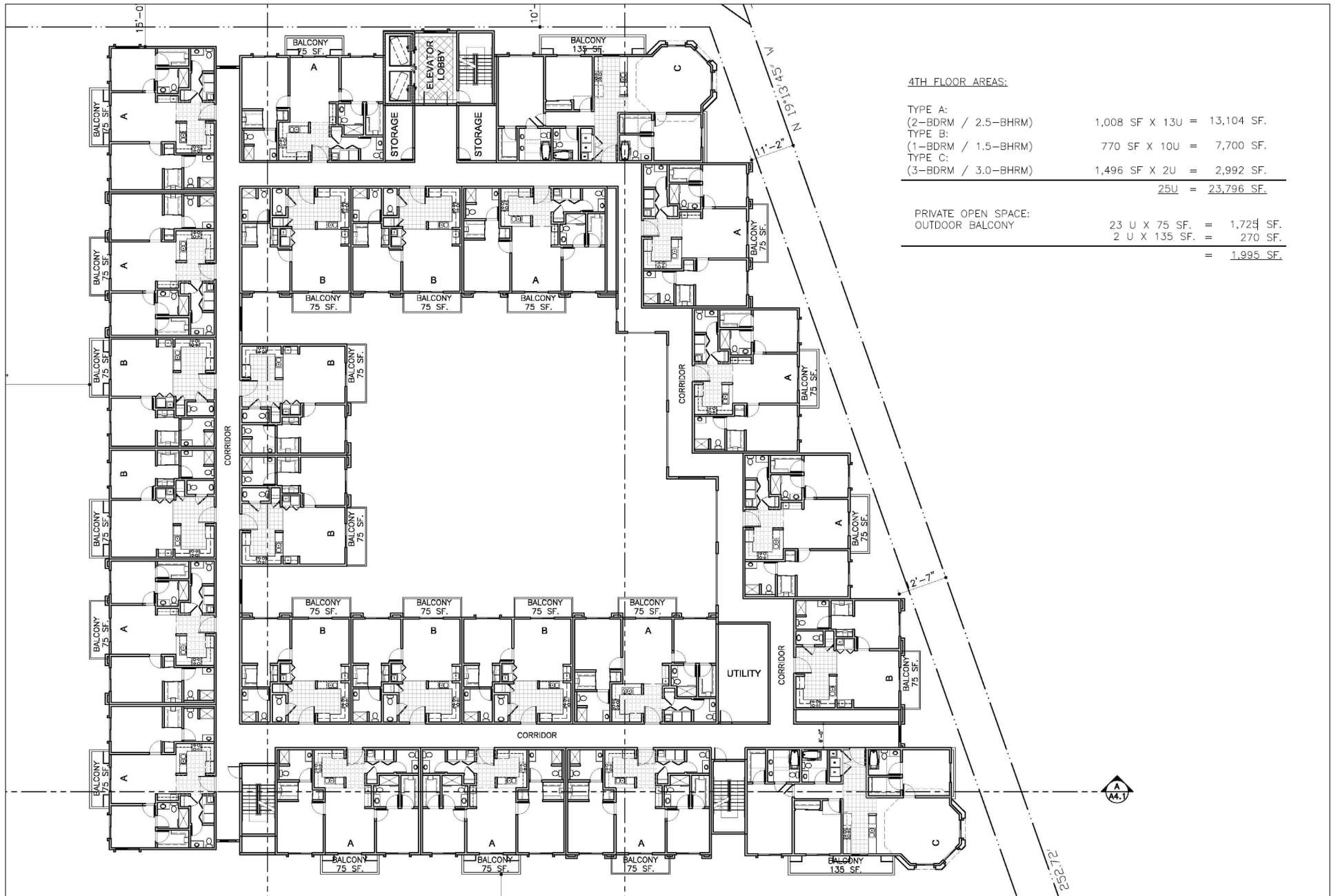


EXHIBIT 2d: Site Plan - Fourth Floor
Mye Plaza Mixed Use Project



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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 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 DE5137 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 TERRAZZITA 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 "MILGARD" 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 PANEL	SILVER	BY "ALCO-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

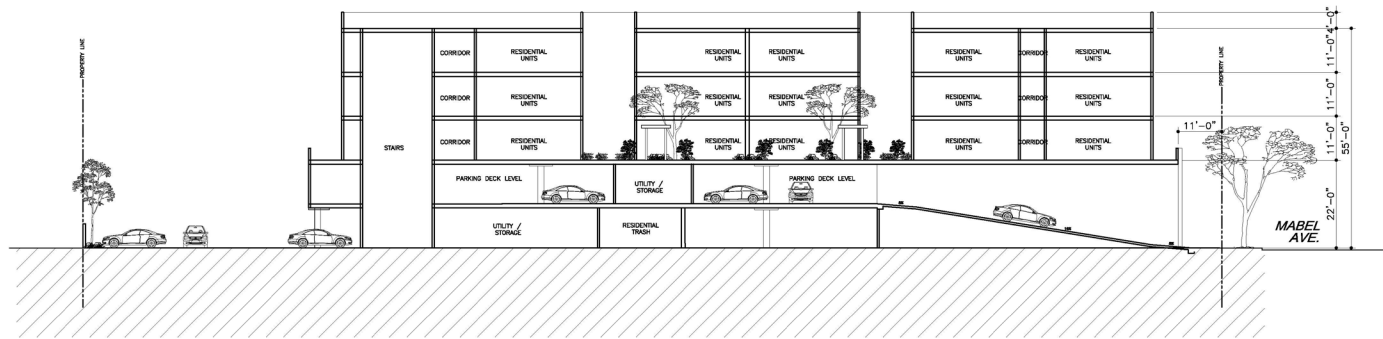
Mye Plaza Mixed Use Project



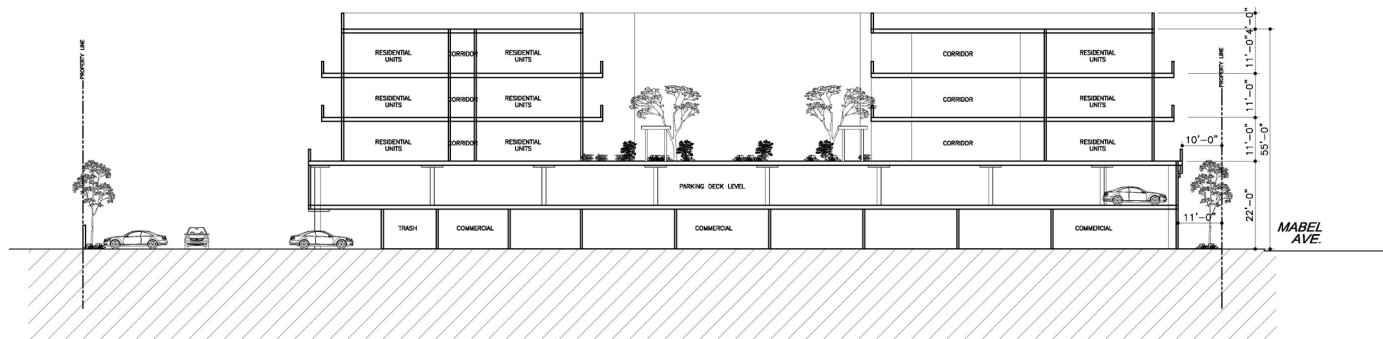
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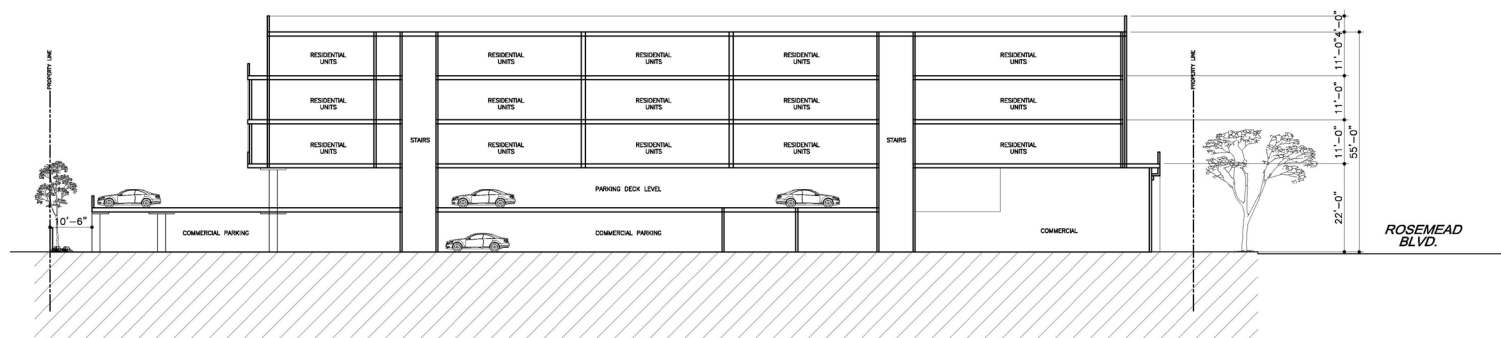
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SECTION C



SECTION B



SECTION A

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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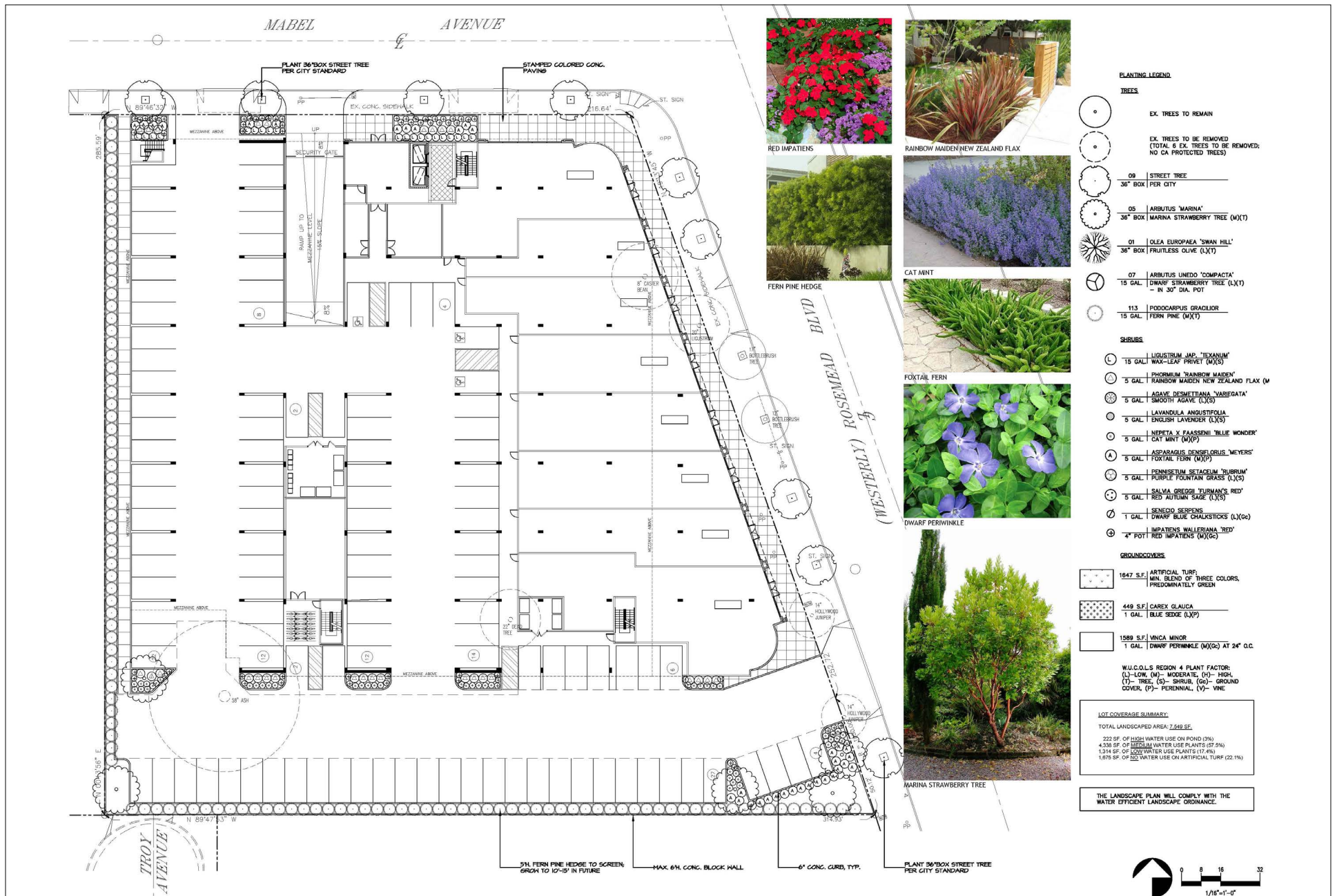


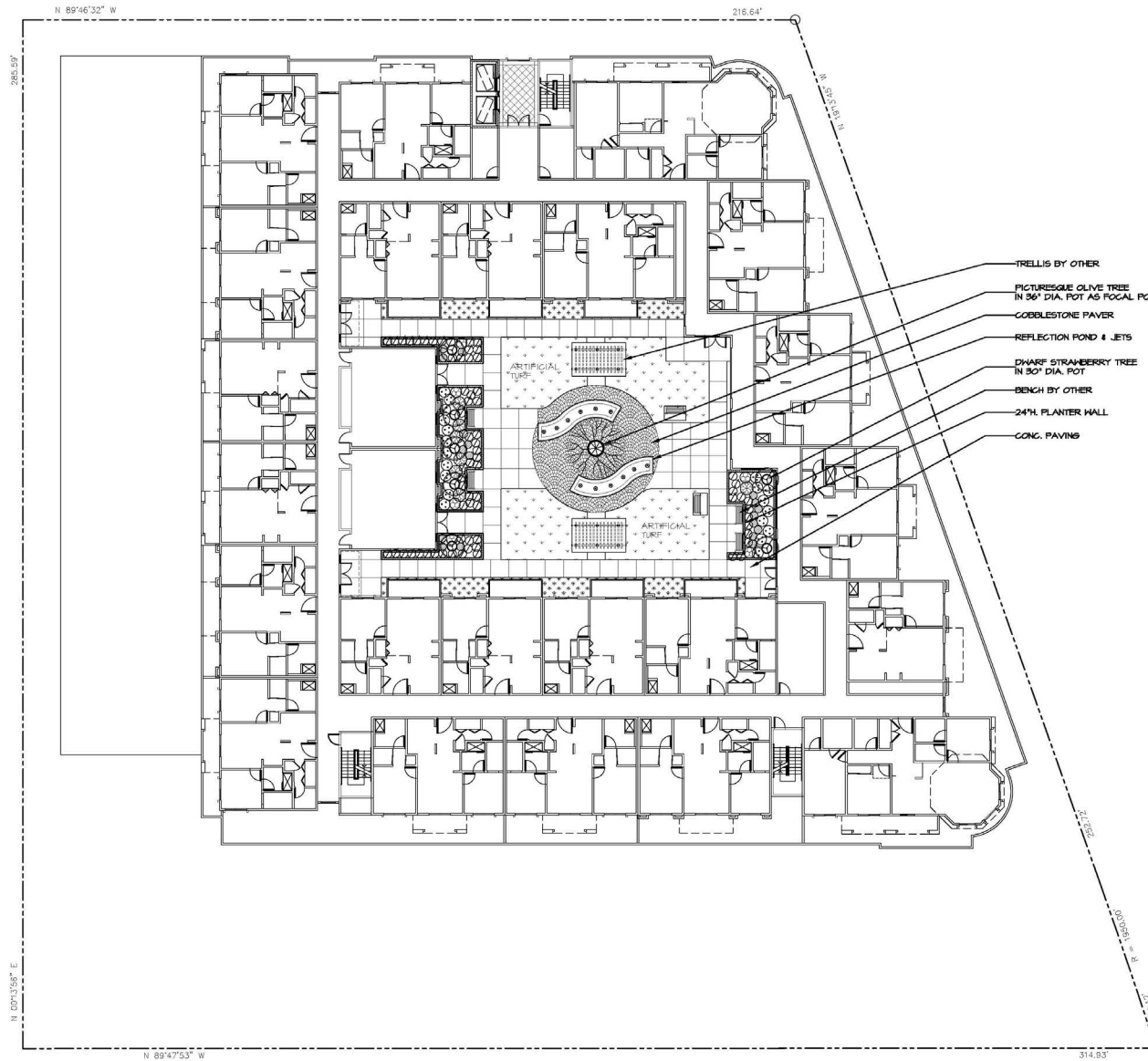
EXHIBIT 5a: Landscape Plan
Mye Plaza Mixed Use Project



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OLIVE TREE IN POT



DWARF STRAWBERRY TREE IN POT



SMOOTH AGAVE



DWARF BLUE CHALKSTICKS



PURPLE FOUNTAIN GRASS



RED AUTUMN SAGE



ENGLISH LAVENDER



BLUE SEDGE

EXHIBIT 5b: Landscape Plan - Second Floor

Mye Plaza Mixed Use Project



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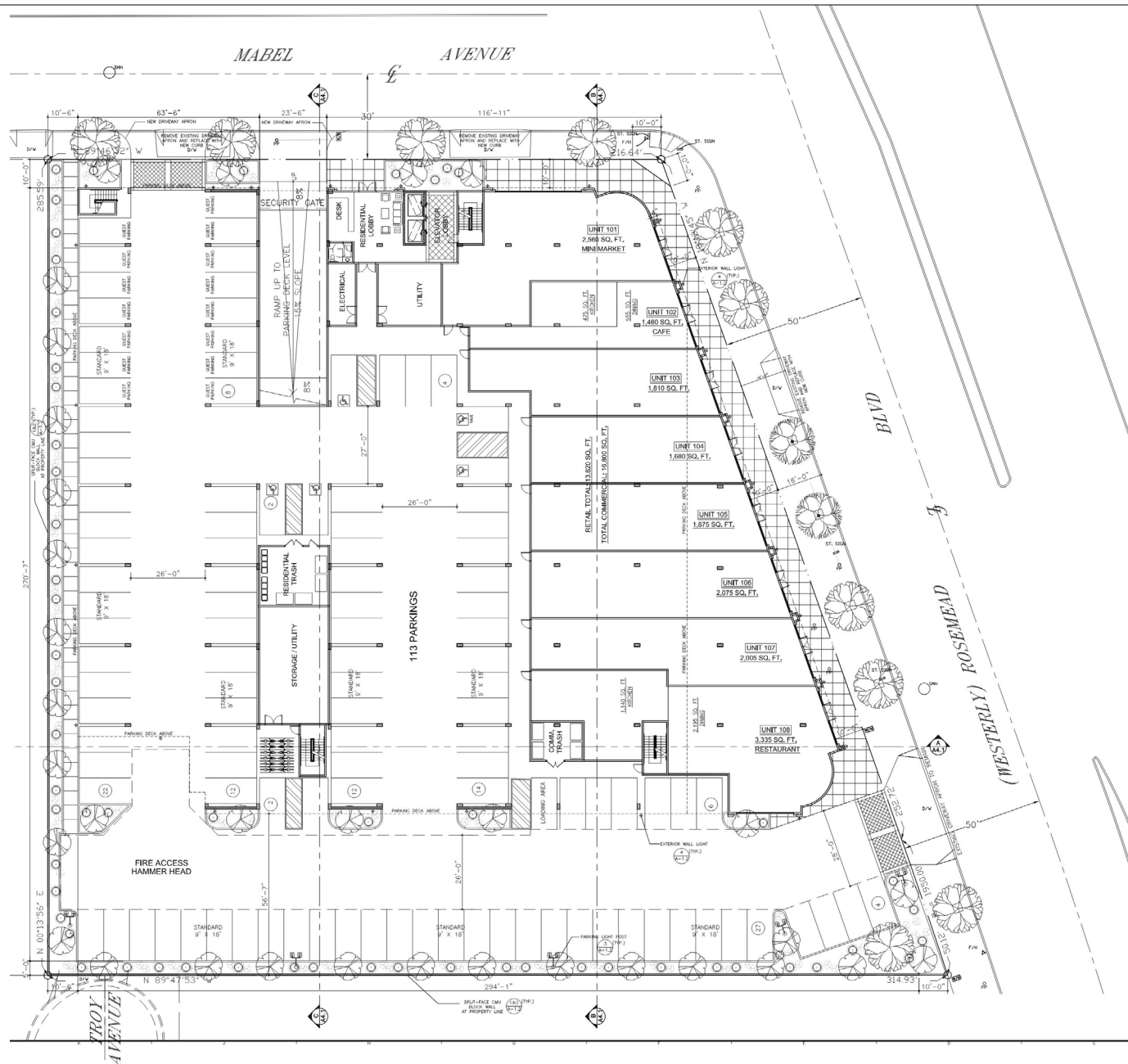


EXHIBIT 6a: Conceptual Parking Plan - Ground Level
Mye Plaza Mixed Use Project



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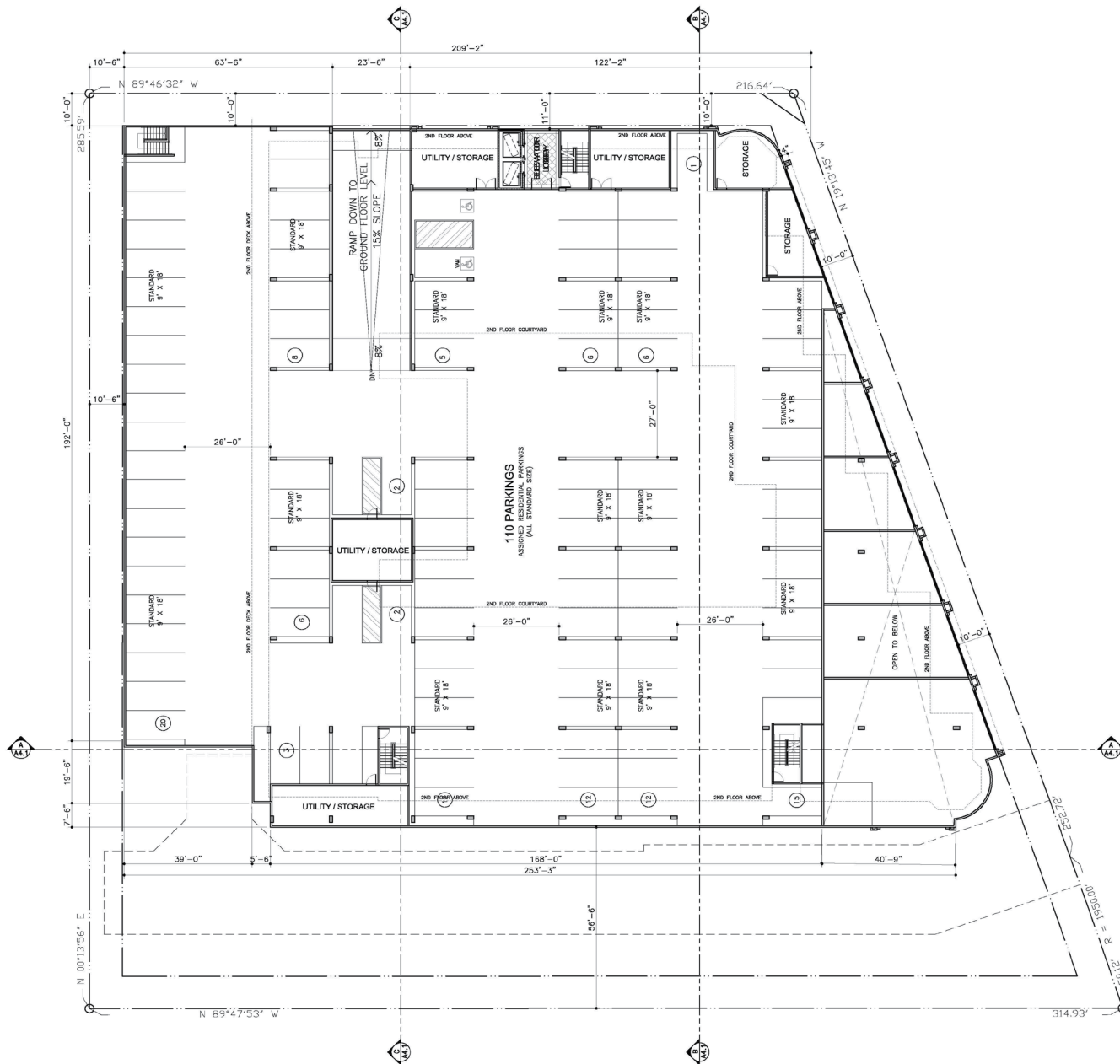


EXHIBIT 6b: Conceptual Parking Plan - Parking Deck
 Mye Plaza Mixed Use Project



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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.

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

DETERMINATION:

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?	☐	☐	☐	☒
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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	☐	☐	☐	☒

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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐
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?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐
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	☐	☐	☐	☒

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?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit 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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒
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?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

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?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
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?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒
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)?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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

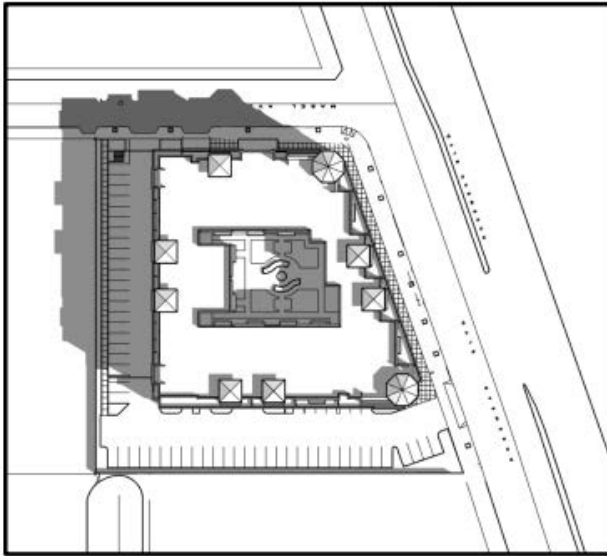
When evaluating cumulative aesthetic impacts, a number of factors must be considered. The cumulative study area for aesthetic impacts is the viewshed that includes the project site and surrounding areas. The context in which public views a project is being viewed will also influence the significance 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.

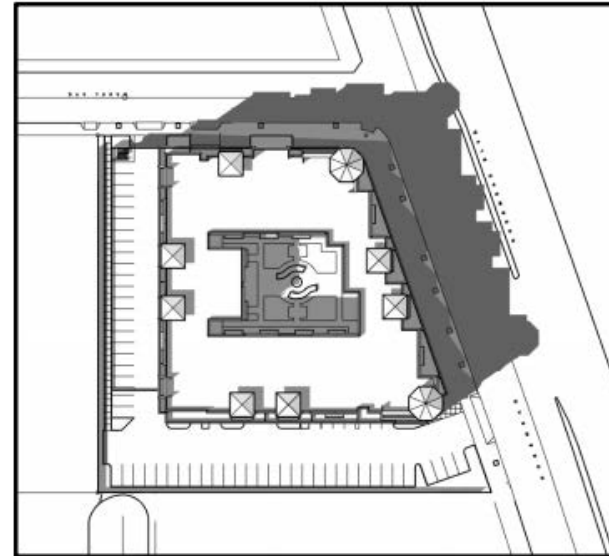
Mitigation Program

Standard Conditions and Mitigation Measures

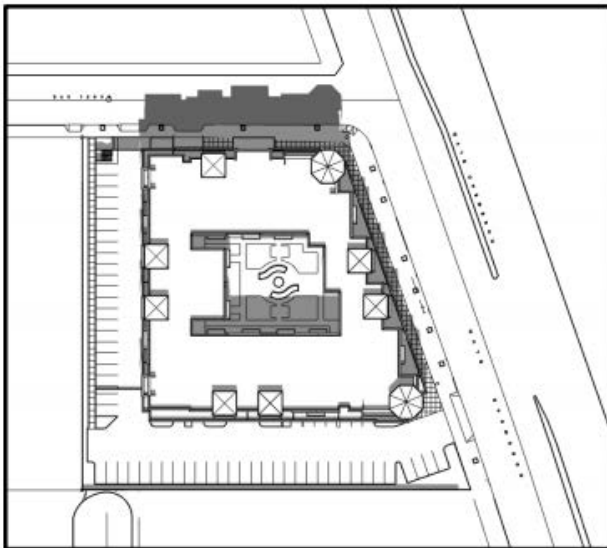
No standard conditions or mitigation measures are applicable.



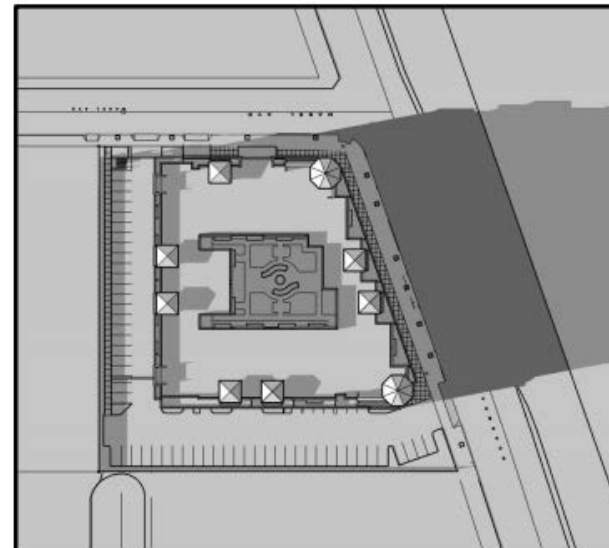
March 21, 9AM



March 21, 3PM



March 21, 12PM



March 21, 5PM

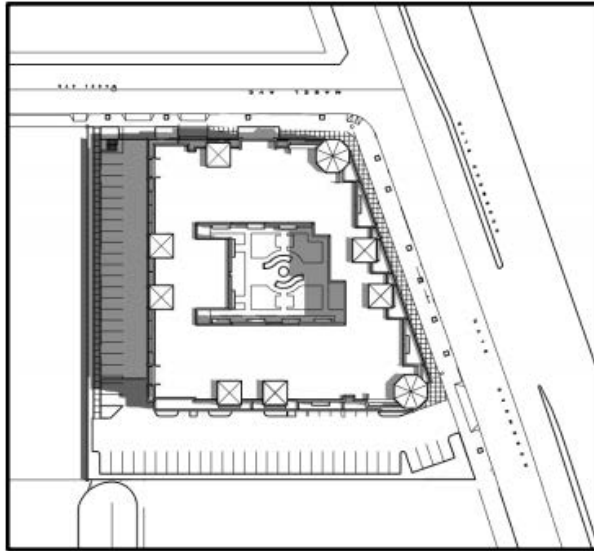
EXHIBIT 7a: Shade Shadow Modeling - Spring Equinox
Mye Plaza Mixed Use Project



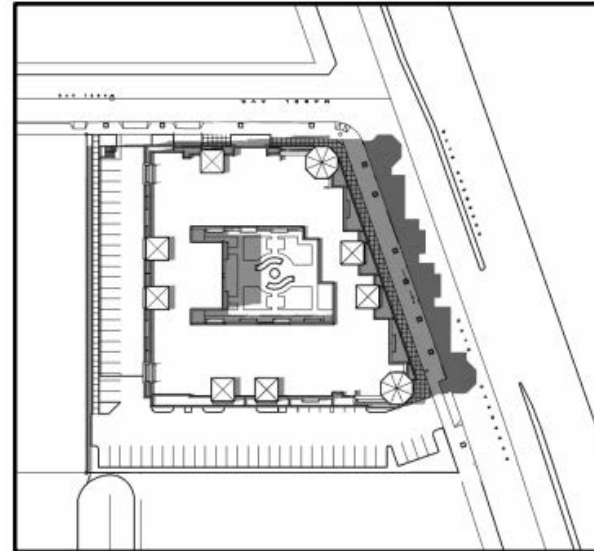
NOT TO SCALE

Kimley»Horn

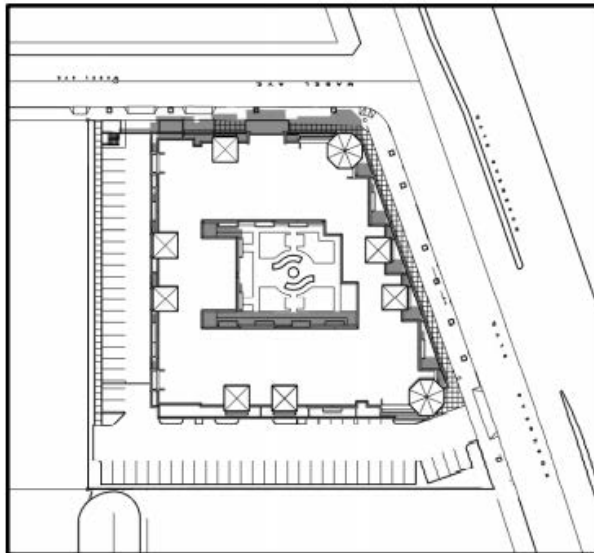
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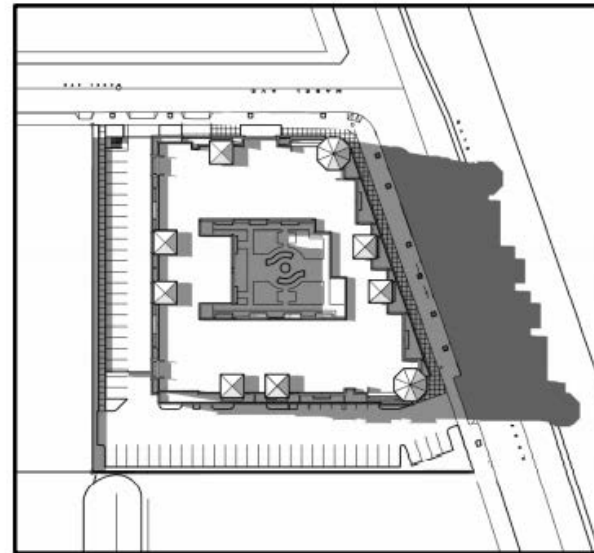
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June 21, 12PM



June 21, 5PM

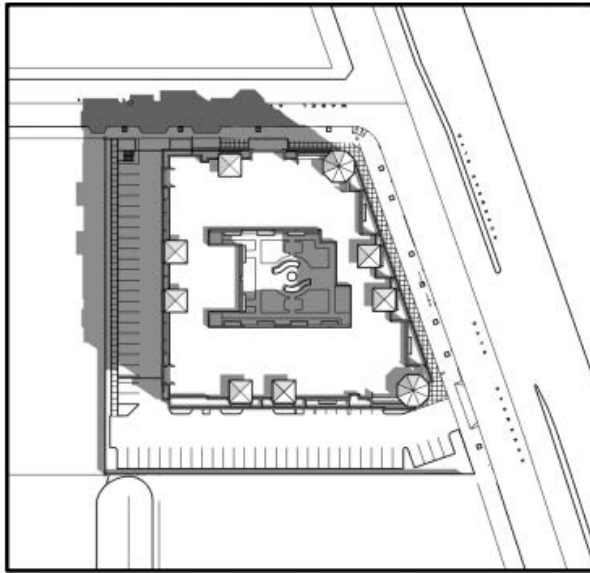
EXHIBIT 7b: Shade Shadow Modeling - Summer Solstice
Mye Plaza Mixed Use Project



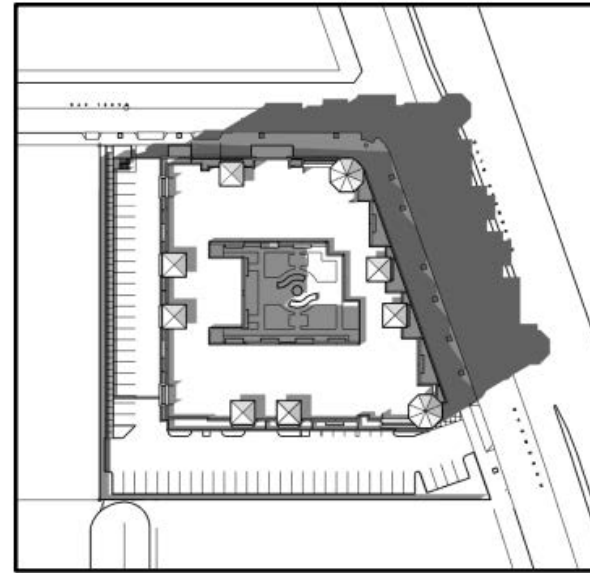
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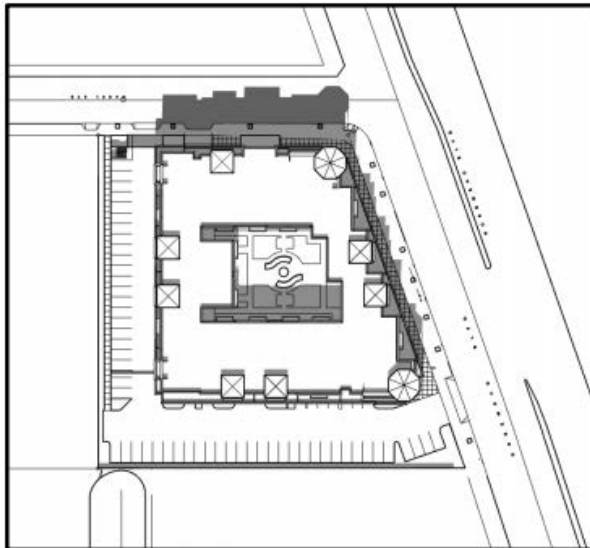
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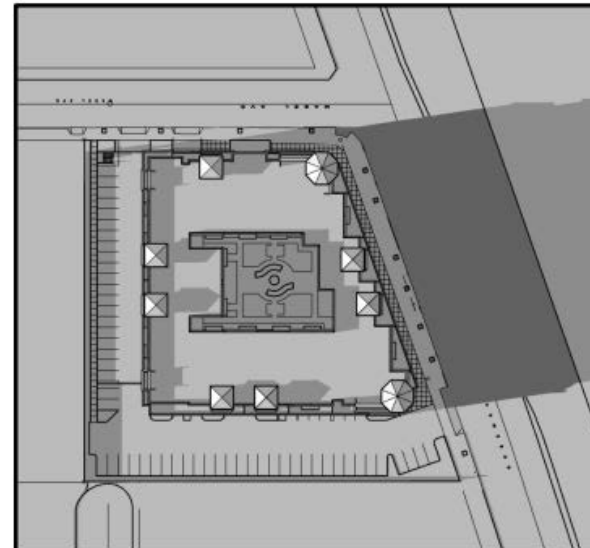
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September 21, 3PM



September 21, 12PM



September 21, 5PM

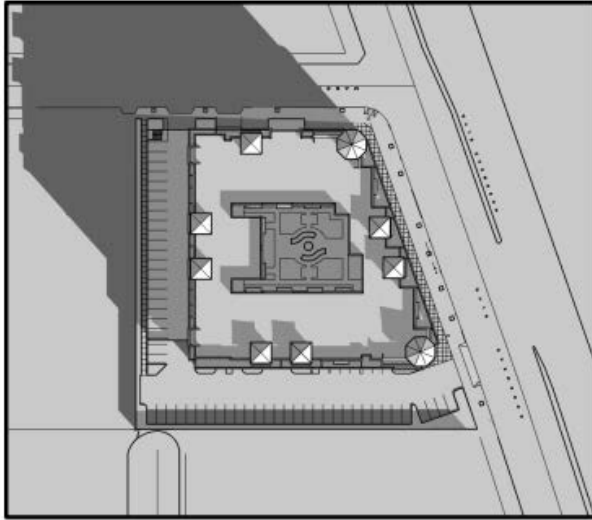
EXHIBIT 7c: Shade Shadow Modeling - Fall Equinox
Mye Plaza Mixed Use Project



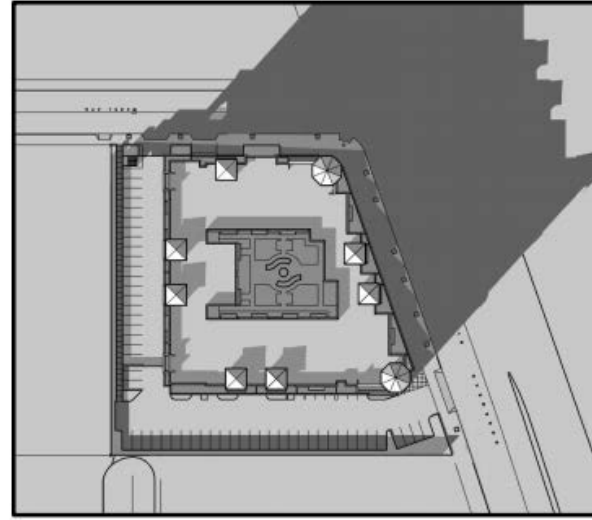
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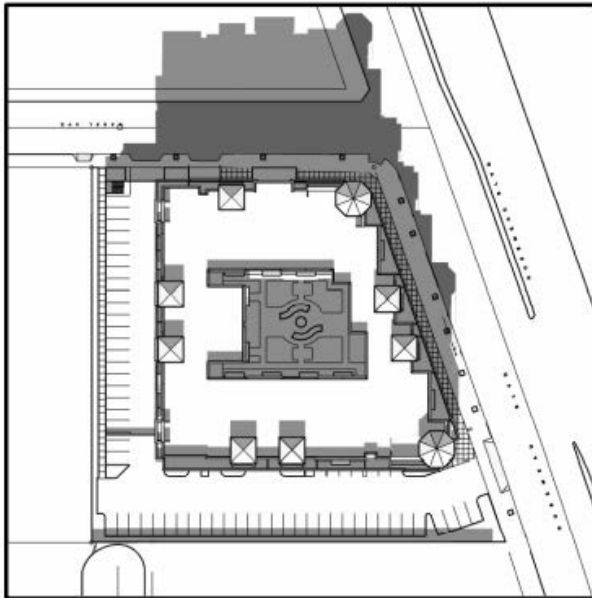
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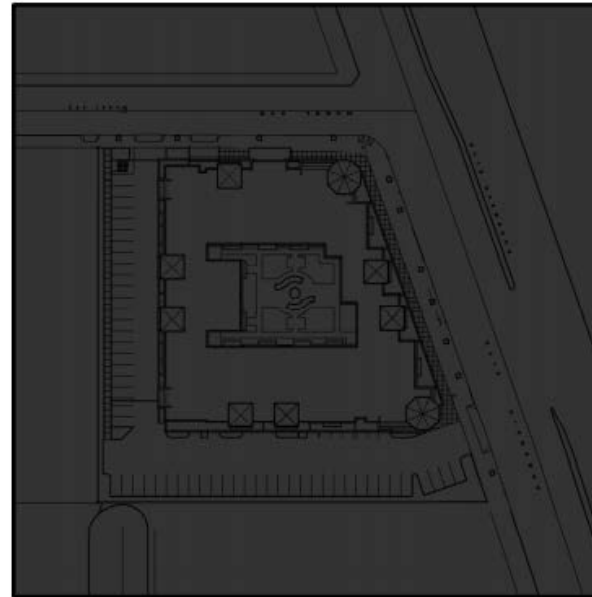
December 21, 9AM



December 21, 3PM



December 21, 12PM



December 21, 5PM

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



NOT TO SCALE

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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.

Table 4.3-1: Construction Emissions						
Emissions Source	Pollutant (pounds per day) ^{a, b}					
	ROG	NO_x	CO	SO₂	PM₁₀	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; PM ₁₀ : 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.						

Table 4.3-2: Operational Emissions						
Emissions Source	Pollutant (pounds per day) ^a					
	ROG	NO_x	CO	SO₂	PM₁₀	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; PM ₁₀ : 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.

Table 4.3-3: Localized Significance of Construction and Operational Emissions				
Emission Source	Pollutant (pounds per day)			
	NO_x	CO	PM₁₀	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 or 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).

Table 4.13-2: Maximum Noise Levels Generated by Construction Equipment			
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, <i>Roadway Construction Noise Model User's Guide</i> , 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.

Table 4.14-1: RHNA Requirement by Income Level	
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&aggllevel=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-notice/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.

Table 4.17-2: Project VMT Impact Evaluation				
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/disaster-route-maps-by-city), 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.

Table 4.19-1: Future Wastewater Generation				
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. <i>Will Serve Program, Table 1: Loadings for Each Class of Land Use.</i>				

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.

Table 4.19-2: Project Water Demand			
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, 2015 UWMP. 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.

Table 4.19-3: County of San Bernardino Landfill Capacities			
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.

Table 4.19-4: Estimated Project Solid Waste Generation			
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/MetaViewer.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.conservation.ca.gov/geologic/hazards/>. 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

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	12.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	98.00	26.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 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	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mye Plaza project - Los Angeles-South Coast County, Summer

3.2 Demolition - 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	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	0.0000	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	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/MWhr)	531.44	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	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	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, 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	1,402.142 6	1,832.962 2	2.0511	0.0255	1,891.840 2
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		6,282.341 7	6,282.341 7	0.3141		6,290.193 1
Total	6.0144	7.7038	40.6932	0.1288	5.4718	3.1092	8.5811	1.4642	3.1058	4.5700	430.8196	8,008.568 9	8,439.388 5	2.3714	0.0315	8,508.043 7

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	1,402.142 6	1,402.142 6	0.0371	0.0255	1,410.670 8
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		6,282.341 7	6,282.341 7	0.3141		6,290.193 1
Total	4.0442	7.4119	22.8008	0.0705	5.4718	0.1904	5.6623	1.4642	0.1870	1.6512	0.0000	8,008.568 9	8,008.568 9	0.3574	0.0315	8,026.874 3

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

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	12.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	98.00	26.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 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	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mye Plaza project - Los Angeles-South Coast County, Winter

3.2 Demolition - 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	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	0.0000	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	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

	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, 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
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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, 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 $534-25 \times 0.029-298 \times 0.00617=531.4363$ 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, 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

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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

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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
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

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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

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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**

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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

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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

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	12.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	98.00	26.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 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	0.0000	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.2 Demolition - 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	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	0.0000	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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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	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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

	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					
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

Mye Plaza project - Los Angeles-South Coast County, Annual

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

Mye Plaza project - Los Angeles-South Coast County, Annual

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

Mye Plaza project - Los Angeles-South Coast County, Annual

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

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	0.4503	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

Mye Plaza project - Los Angeles-South Coast County, Annual

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

Mye Plaza project - Los Angeles-South Coast County, Annual

	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

Mye Plaza project - Los Angeles-South Coast County, Annual

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

Mye Plaza project - Los Angeles-South Coast County, Annual

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

Mye Plaza project - Los Angeles-South Coast County, Annual

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

Mye Plaza project - Los Angeles-South Coast County, Annual

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

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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.

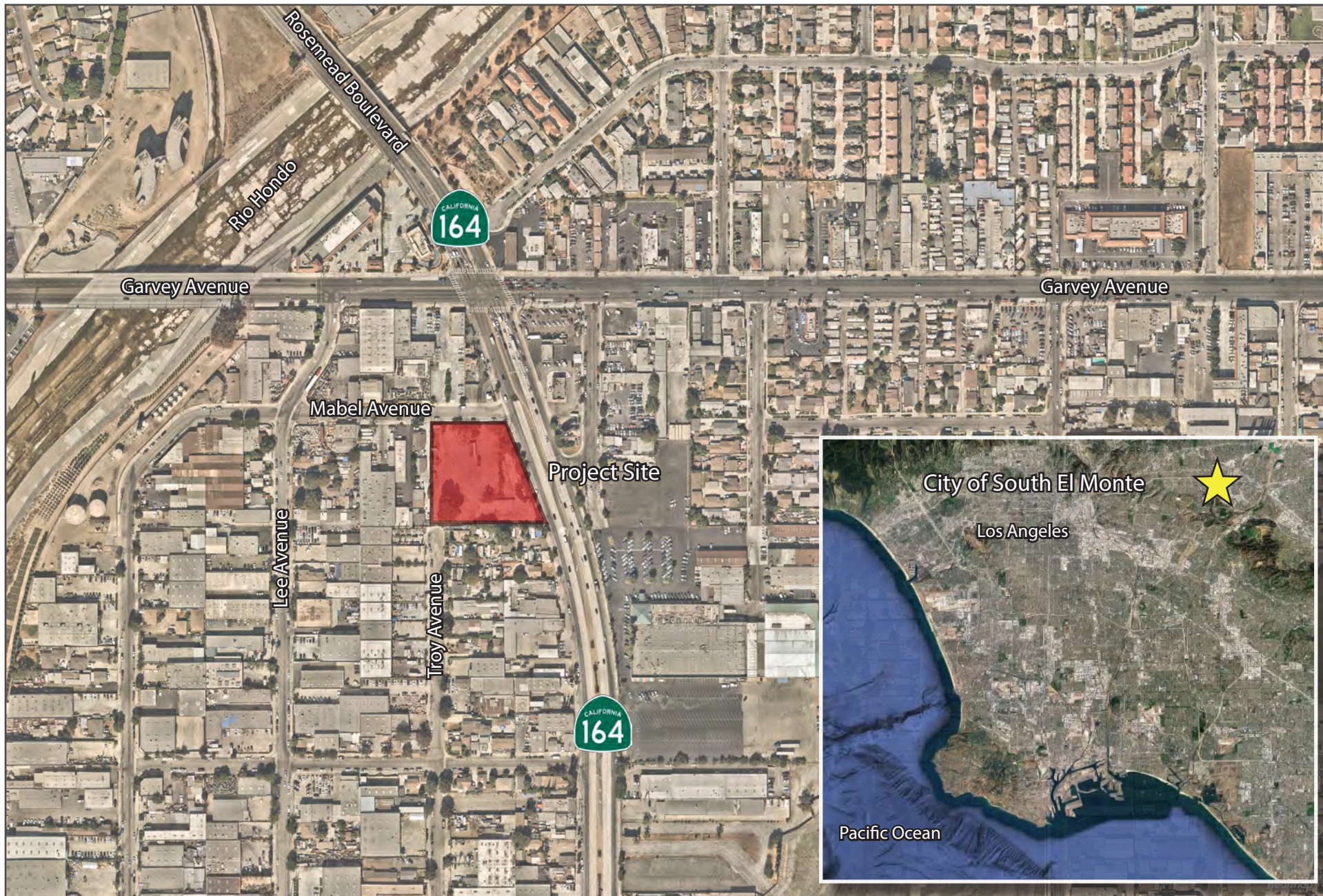


EXHIBIT 1: Regional and Local Vicinity Map
 Mye Plaza Mixed-Use Project



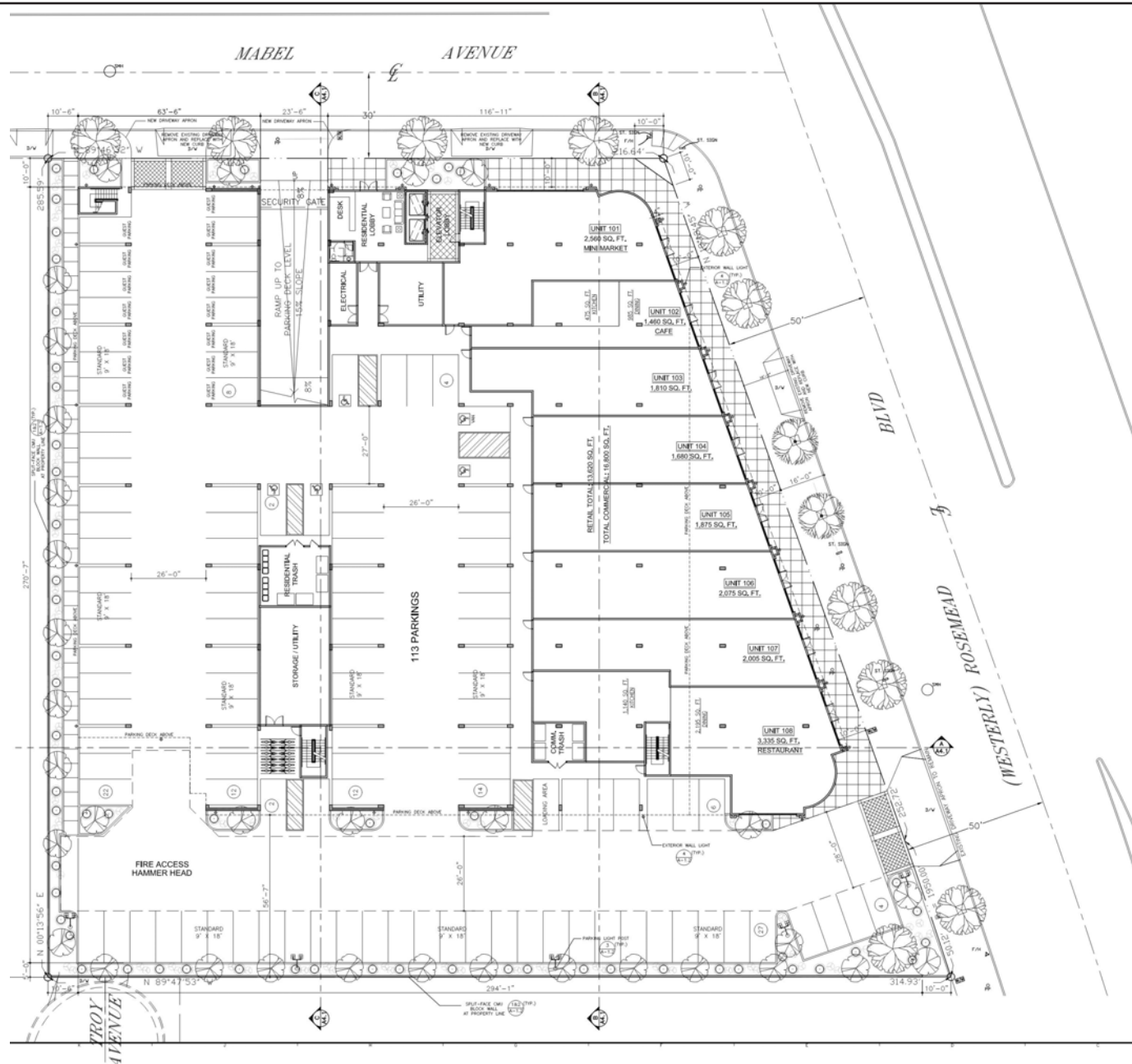


EXHIBIT 2: Site Plan
Mye Plaza Mixed Use Project



Kimley»Horn

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 (µg/m³) 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, 202.

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**.

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. 95 th percentile daily breathing rate normalized to body weight (L/kg body weight - day)			
Source: California Office of Environmental Health Hazard Assessment, <i>Air Toxics Program Guidance Manual for the Preparation of Health Risk Assessments</i> , 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.

Table 3: Unmitigated Risk Assessment Results					
Exposure Scenario	Risk per Million				Exceeds Significance Threshold?
	PM₁₀ and TOG Cancer Risk	Benzene Cancer Risk¹	Unmitigated Total Cancer Risk	Significance Threshold	
Residents	17.55	0.28	17.83	10	Yes
Notes: ¹ Refer to SCAQMD <i>Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations</i> . 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. OEHHA 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
SCAQMD Threshold	1.0	1.0
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 AERMOD Annual	μgr/m3 Annual MER Concentration	μgr/m3 Aermod Hourly	μgr/m3 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

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			

MyePlaza.ADI

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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
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**
**
*****
** AERMOD Control Pathway
*****
**
**
CO STARTING
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  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
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** 401785.131, 3769257.693, 73.70, 3.32, 6.19
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MyePlaza.ADI

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 ** 401683.337, 3769639.418, 74.25, 3.32, 6.19
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 ** 401550.642, 3769822.101, 73.81, 3.32, 6.19

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 LOCATION L0000004 VOLUME 401785.131 3769158.823 73.32
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 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
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 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 L0000043	VOLUME	401672.308	3769659.531	74.53
LOCATION L0000044	VOLUME	401665.913	3769671.192	74.80
LOCATION L0000045	VOLUME	401659.517	3769682.854	75.15
LOCATION L0000046	VOLUME	401653.122	3769694.516	75.57
LOCATION L0000047	VOLUME	401646.727	3769706.177	75.82
LOCATION L0000048	VOLUME	401640.332	3769717.839	75.75
LOCATION L0000049	VOLUME	401632.799	3769728.702	76.35
LOCATION L0000050	VOLUME	401624.014	3769738.688	76.50
LOCATION L0000051	VOLUME	401615.230	3769748.675	74.71
LOCATION L0000052	VOLUME	401606.446	3769758.661	72.33
LOCATION L0000053	VOLUME	401597.662	3769768.647	70.41
LOCATION L0000054	VOLUME	401588.877	3769778.634	70.39
LOCATION L0000055	VOLUME	401580.093	3769788.620	70.40
LOCATION L0000056	VOLUME	401571.309	3769798.606	70.75
LOCATION L0000057	VOLUME	401562.524	3769808.593	72.07
LOCATION L0000058	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 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 L0000001	0.000001636	3.32	6.19	3.08
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SRCPARAM L0000002	0.000001636	3.32	6.19	3.08
SRCPARAM L0000003	0.000001636	3.32	6.19	3.08
SRCPARAM L0000004	0.000001636	3.32	6.19	3.08
SRCPARAM L0000005	0.000001636	3.32	6.19	3.08
SRCPARAM L0000006	0.000001636	3.32	6.19	3.08
SRCPARAM L0000007	0.000001636	3.32	6.19	3.08
SRCPARAM L0000008	0.000001636	3.32	6.19	3.08
SRCPARAM L0000009	0.000001636	3.32	6.19	3.08
SRCPARAM L0000010	0.000001636	3.32	6.19	3.08
SRCPARAM L0000011	0.000001636	3.32	6.19	3.08
SRCPARAM L0000012	0.000001636	3.32	6.19	3.08
SRCPARAM L0000013	0.000001636	3.32	6.19	3.08
SRCPARAM L0000014	0.000001636	3.32	6.19	3.08
SRCPARAM L0000015	0.000001636	3.32	6.19	3.08
SRCPARAM L0000016	0.000001636	3.32	6.19	3.08
SRCPARAM L0000017	0.000001636	3.32	6.19	3.08
SRCPARAM L0000018	0.000001636	3.32	6.19	3.08
SRCPARAM L0000019	0.000001636	3.32	6.19	3.08
SRCPARAM L0000020	0.000001636	3.32	6.19	3.08
SRCPARAM L0000021	0.000001636	3.32	6.19	3.08
SRCPARAM L0000022	0.000001636	3.32	6.19	3.08
SRCPARAM L0000023	0.000001636	3.32	6.19	3.08
SRCPARAM L0000024	0.000001636	3.32	6.19	3.08
SRCPARAM L0000025	0.000001636	3.32	6.19	3.08
SRCPARAM L0000026	0.000001636	3.32	6.19	3.08
SRCPARAM L0000027	0.000001636	3.32	6.19	3.08
SRCPARAM L0000028	0.000001636	3.32	6.19	3.08
SRCPARAM L0000029	0.000001636	3.32	6.19	3.08
SRCPARAM L0000030	0.000001636	3.32	6.19	3.08
SRCPARAM L0000031	0.000001636	3.32	6.19	3.08
SRCPARAM L0000032	0.000001636	3.32	6.19	3.08
SRCPARAM L0000033	0.000001636	3.32	6.19	3.08
SRCPARAM L0000034	0.000001636	3.32	6.19	3.08
SRCPARAM L0000035	0.000001636	3.32	6.19	3.08
SRCPARAM L0000036	0.000001636	3.32	6.19	3.08
SRCPARAM L0000037	0.000001636	3.32	6.19	3.08
SRCPARAM L0000038	0.000001636	3.32	6.19	3.08
SRCPARAM L0000039	0.000001636	3.32	6.19	3.08
SRCPARAM L0000040	0.000001636	3.32	6.19	3.08
SRCPARAM L0000041	0.000001636	3.32	6.19	3.08
SRCPARAM L0000042	0.000001636	3.32	6.19	3.08
SRCPARAM L0000043	0.000001636	3.32	6.19	3.08
SRCPARAM L0000044	0.000001636	3.32	6.19	3.08
SRCPARAM L0000045	0.000001636	3.32	6.19	3.08
SRCPARAM L0000046	0.000001636	3.32	6.19	3.08
SRCPARAM L0000047	0.000001636	3.32	6.19	3.08
SRCPARAM L0000048	0.000001636	3.32	6.19	3.08
SRCPARAM L0000049	0.000001636	3.32	6.19	3.08

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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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MyePlaza.ADO

** 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 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

MyePlaza.ADO

LOCATION L0000043	VOLUME	401672.308	3769659.531	74.53
LOCATION L0000044	VOLUME	401665.913	3769671.192	74.80
LOCATION L0000045	VOLUME	401659.517	3769682.854	75.15
LOCATION L0000046	VOLUME	401653.122	3769694.516	75.57
LOCATION L0000047	VOLUME	401646.727	3769706.177	75.82
LOCATION L0000048	VOLUME	401640.332	3769717.839	75.75
LOCATION L0000049	VOLUME	401632.799	3769728.702	76.35
LOCATION L0000050	VOLUME	401624.014	3769738.688	76.50
LOCATION L0000051	VOLUME	401615.230	3769748.675	74.71
LOCATION L0000052	VOLUME	401606.446	3769758.661	72.33
LOCATION L0000053	VOLUME	401597.662	3769768.647	70.41
LOCATION L0000054	VOLUME	401588.877	3769778.634	70.39
LOCATION L0000055	VOLUME	401580.093	3769788.620	70.40
LOCATION L0000056	VOLUME	401571.309	3769798.606	70.75
LOCATION L0000057	VOLUME	401562.524	3769808.593	72.07
LOCATION L0000058	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 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 L0000001	0.000001636	3.32	6.19	3.08
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MyePlaza.ADO

SRCPARAM L0000002	0.000001636	3.32	6.19	3.08
SRCPARAM L0000003	0.000001636	3.32	6.19	3.08
SRCPARAM L0000004	0.000001636	3.32	6.19	3.08
SRCPARAM L0000005	0.000001636	3.32	6.19	3.08
SRCPARAM L0000006	0.000001636	3.32	6.19	3.08
SRCPARAM L0000007	0.000001636	3.32	6.19	3.08
SRCPARAM L0000008	0.000001636	3.32	6.19	3.08
SRCPARAM L0000009	0.000001636	3.32	6.19	3.08
SRCPARAM L0000010	0.000001636	3.32	6.19	3.08
SRCPARAM L0000011	0.000001636	3.32	6.19	3.08
SRCPARAM L0000012	0.000001636	3.32	6.19	3.08
SRCPARAM L0000013	0.000001636	3.32	6.19	3.08
SRCPARAM L0000014	0.000001636	3.32	6.19	3.08
SRCPARAM L0000015	0.000001636	3.32	6.19	3.08
SRCPARAM L0000016	0.000001636	3.32	6.19	3.08
SRCPARAM L0000017	0.000001636	3.32	6.19	3.08
SRCPARAM L0000018	0.000001636	3.32	6.19	3.08
SRCPARAM L0000019	0.000001636	3.32	6.19	3.08
SRCPARAM L0000020	0.000001636	3.32	6.19	3.08
SRCPARAM L0000021	0.000001636	3.32	6.19	3.08
SRCPARAM L0000022	0.000001636	3.32	6.19	3.08
SRCPARAM L0000023	0.000001636	3.32	6.19	3.08
SRCPARAM L0000024	0.000001636	3.32	6.19	3.08
SRCPARAM L0000025	0.000001636	3.32	6.19	3.08
SRCPARAM L0000026	0.000001636	3.32	6.19	3.08
SRCPARAM L0000027	0.000001636	3.32	6.19	3.08
SRCPARAM L0000028	0.000001636	3.32	6.19	3.08
SRCPARAM L0000029	0.000001636	3.32	6.19	3.08
SRCPARAM L0000030	0.000001636	3.32	6.19	3.08
SRCPARAM L0000031	0.000001636	3.32	6.19	3.08
SRCPARAM L0000032	0.000001636	3.32	6.19	3.08
SRCPARAM L0000033	0.000001636	3.32	6.19	3.08
SRCPARAM L0000034	0.000001636	3.32	6.19	3.08
SRCPARAM L0000035	0.000001636	3.32	6.19	3.08
SRCPARAM L0000036	0.000001636	3.32	6.19	3.08
SRCPARAM L0000037	0.000001636	3.32	6.19	3.08
SRCPARAM L0000038	0.000001636	3.32	6.19	3.08
SRCPARAM L0000039	0.000001636	3.32	6.19	3.08
SRCPARAM L0000040	0.000001636	3.32	6.19	3.08
SRCPARAM L0000041	0.000001636	3.32	6.19	3.08
SRCPARAM L0000042	0.000001636	3.32	6.19	3.08
SRCPARAM L0000043	0.000001636	3.32	6.19	3.08
SRCPARAM L0000044	0.000001636	3.32	6.19	3.08
SRCPARAM L0000045	0.000001636	3.32	6.19	3.08
SRCPARAM L0000046	0.000001636	3.32	6.19	3.08
SRCPARAM L0000047	0.000001636	3.32	6.19	3.08
SRCPARAM L0000048	0.000001636	3.32	6.19	3.08
SRCPARAM L0000049	0.000001636	3.32	6.19	3.08

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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

** AERMOD Output Pathway

**

**

OU STARTING

RECTABLE ALLAVE 1ST

RECTABLE 1 1ST

** Auto-Generated Plotfiles

PLOTFILE 1 ALL 1ST MyePlaza.AD\01H1GALL.PLT 31

PLOTFILE PERIOD ALL MyePlaza.AD\PE00GALL.PLT 32

SUMMFILE MyePlaza.sum

OU FINISHED

*** Message Summary For AERMOD Model Setup ***

----- Summary of Total Messages -----

A Total of 0 Fatal Error Message(s)
A Total of 2 Warning Message(s)
A Total of 0 Informational Message(s)

***** 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

*** SETUP Finishes Successfully ***

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
 *** 03/24/21
*** AERMET - VERSION 16216 *** ***
 *** 11:12:23

PAGE 1
*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** *** MODEL SETUP OPTIONS SUMMARY

 **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)
ID		CATS.	BY	(METERS)	(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

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3.08	YES						
L0000022		0	0.16360E-05	401764.2	3769396.2	73.8	3.32 6.19
3.08	YES						
L0000023		0	0.16360E-05	401761.2	3769409.2	73.8	3.32 6.19
3.08	YES						
L0000024		0	0.16360E-05	401757.6	3769422.0	73.9	3.32 6.19
3.08	YES						
L0000025		0	0.16360E-05	401753.3	3769434.6	74.0	3.32 6.19
3.08	YES						
L0000026		0	0.16360E-05	401749.0	3769447.2	74.0	3.32 6.19
3.08	YES						
L0000027		0	0.16360E-05	401744.7	3769459.7	74.0	3.32 6.19
3.08	YES						
L0000028		0	0.16360E-05	401740.4	3769472.3	73.9	3.32 6.19
3.08	YES						
L0000029		0	0.16360E-05	401736.1	3769484.9	73.9	3.32 6.19
3.08	YES						
L0000030		0	0.16360E-05	401731.8	3769497.5	73.8	3.32 6.19
3.08	YES						
L0000031		0	0.16360E-05	401727.5	3769510.1	73.8	3.32 6.19
3.08	YES						
L0000032		0	0.16360E-05	401723.2	3769522.7	73.8	3.32 6.19
3.08	YES						
L0000033		0	0.16360E-05	401718.9	3769535.3	73.9	3.32 6.19
3.08	YES						
L0000034		0	0.16360E-05	401714.6	3769547.8	74.0	3.32 6.19
3.08	YES						
L0000035		0	0.16360E-05	401710.3	3769560.4	74.0	3.32 6.19
3.08	YES						
L0000036		0	0.16360E-05	401706.0	3769573.0	74.0	3.32 6.19
3.08	YES						
L0000037		0	0.16360E-05	401701.7	3769585.6	73.9	3.32 6.19
3.08	YES						
L0000038		0	0.16360E-05	401697.4	3769598.2	74.0	3.32 6.19
3.08	YES						
L0000039		0	0.16360E-05	401693.1	3769610.8	74.0	3.32 6.19
3.08	YES						
L0000040		0	0.16360E-05	401688.8	3769623.4	74.1	3.32 6.19

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

MyePlaza.ADO

*** VOLUME SOURCE DATA ***

INIT.	URBAN	NUMBER	EMISSION	RATE		BASE	RELEASE	INIT.
SOURCE		EMISSION	RATE					
SZ	SOURCE	PART.	(GRAMS/SEC)	X	Y	ELEV.	HEIGHT	SY
ID		SCALAR	VARY					
(METERS)		CATS.	BY	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)

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

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

INIT.	URBAN	NUMBER	EMISSION	RATE		BASE	RELEASE	INIT.
SOURCE		EMISSION	RATE					
SZ	SOURCE	PART.	(GRAMS/SEC)	X	Y	ELEV.	HEIGHT	SY
ID		SCALAR	VARY					
(METERS)		CATS.		(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

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS

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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	,				

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 *** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINED AS URBAN SOURCES

URBAN ID	URBAN POP	SOURCE IDs
-----	-----	-----
L0000005	9818605.	L0000001 , L0000002 , L0000003 , L0000004 ,
L0000008	, L0000006	, L0000007 ,
	,	
L0000014	L0000009	, L0000010 , L0000011 , L0000012 , L0000013 ,
	, L0000015	, L0000016 ,
L0000022	L0000017	, L0000018 , L0000019 , L0000020 , L0000021 ,
	, L0000023	, L0000024 ,
L0000030	L0000025	, L0000026 , L0000027 , L0000028 , L0000029 ,
	, L0000031	, L0000032 ,
L0000038	L0000033	, L0000034 , L0000035 , L0000036 , L0000037 ,
	, L0000039	, L0000040 ,
L0000046	L0000041	, L0000042 , L0000043 , L0000044 , L0000045 ,
	, L0000047	, L0000048 ,
L0000054	L0000049	, L0000050 , L0000051 , L0000052 , L0000053 ,
	, L0000055	, L0000056 ,
L0000233	L0000057	, L0000058 , L0000230 , L0000231 , L0000232 ,
	, L0000234	, L0000235 ,
L0000241	L0000236	, L0000237 , L0000238 , L0000239 , L0000240 ,
	, L0000242	, L0000243 ,
L0000249	L0000244	, L0000245 , L0000246 , L0000247 , L0000248 ,
	, L0000250	, L0000251 ,
	L0000252	, L0000253 , L0000254 , L0000255 , L0000256 ,

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L0000257 , L0000258 , L0000259 ,

L0000265 , L0000260 , L0000261 , L0000262 , L0000263 , L0000264 ,

L0000273 , L0000266 , L0000267 ,

L0000273 , L0000268 , L0000269 , L0000270 , L0000271 , L0000272 ,

L0000281 , L0000274 , L0000275 ,

L0000281 , L0000276 , L0000277 , L0000278 , L0000279 , L0000280 ,

L0000281 , L0000282 , L0000283 ,

L0000284 , L0000285 , L0000286 ,

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*** MODELOPTs: RegDFAULT 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,

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

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* 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		

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

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*** NETWORK ID: UCART1 ; NETWORK TYPE:
```

GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

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		

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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
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

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*** NETWORK ID: UCART1 ; NETWORK TYPE:
GRIDCART ***

```

* HILL HEIGHT SCALES IN METERS *

```

Y-COORD | X-COORD (METERS)
(METERS) | 401690.28 401696.28
-----
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

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3769470.26		73.70	73.70
3769464.26		73.70	73.70
3769458.26		73.70	73.70
3769452.26		73.70	73.70
3769446.26		73.70	73.70
3769440.26		73.70	73.70
3769434.26		73.70	73.70
3769428.26		73.60	73.70

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 11:12:23

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART2 ; NETWORK TYPE:

GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)		X-COORD (METERS)
	401697.15	401703.15

3769482.26		73.80	73.80
3769476.26		73.80	73.80
3769470.26		73.70	73.70
3769464.26		73.70	73.70
3769458.26		73.70	73.70
3769452.26		73.70	73.70
3769446.26		73.70	73.70
3769440.26		73.70	73.70
3769434.26		73.70	73.70
3769428.26		73.60	73.70

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 11:12:23

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** GRIDDED RECEPTOR NETWORK SUMMARY ***

*** NETWORK ID: UCART3 ; NETWORK TYPE:

GRIDCART ***

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

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART3 ; NETWORK TYPE:

GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	401703.74	401709.74
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

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART3 ; NETWORK TYPE:

GRIDCART ***

MyePlaza.ADO

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)		X-COORD (METERS)
	401703.74	401709.74
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

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** GRIDDED RECEPTOR NETWORK SUMMARY ***

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

*** X-COORDINATES OF GRID ***
(METERS)

401710.3, 401716.3,

*** Y-COORDINATES OF GRID ***
(METERS)

3769428.2, 3769434.2, 3769440.2, 3769446.2,

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
*** 03/24/21
*** AERMET - VERSION 16216 *** ***
*** 11:12:23

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

MyePlaza.ADO

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)			X-COORD (METERS)
	401710.27	401716.27	
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			

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)			X-COORD (METERS)
	401710.27	401716.27	
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			

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*** MODELOPTs: RegDFAULT 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 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1	1 1 1

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[illegible]

CATEGORIES ***

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED

(METERS/SEC)

```

*** AERMOD - VERSION 19191 ***      *** Mye Plaza DPM
***                                     03/24/21
*** AERMET - VERSION 16216 ***      ***
***                                     11:12:23

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*** MODELOPTs: RegDFault CONC ELEV URBAN ADJ_U*

Surface file: PICO_V9_ADJU\PICO_v9.SFC
Met Version: 16216
Profile file: PICO_V9_ADJU\PICO_v9.PFL

Profile format: FREE

```
Upper air station no.:    3190
                        Name: UNKNOWN
                        Year:    2010
```


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	

MyePlaza.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 DPM
      *** 03/24/21
*** AERMET - VERSION 16216 *** ***
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*** 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)				X-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

3769492.63	0.00584	0.00623	0.00668	0.00720	0.00781
0.00852	0.00938	0.01043	0.01174		
3769486.63	0.00572	0.00610	0.00653	0.00703	0.00760
0.00828	0.00908	0.01006	0.01128		
3769480.63	0.00560	0.00597	0.00638	0.00685	0.00740
0.00804	0.00880	0.00971	0.01083		
3769474.63	0.00549	0.00584	0.00624	0.00669	0.00721
0.00781	0.00853	0.00938	0.01043		
3769468.63	0.00539	0.00572	0.00610	0.00654	0.00703
0.00760	0.00828	0.00908	0.01006		
3769462.63	0.00528	0.00561	0.00597	0.00639	0.00686
0.00740	0.00804	0.00880	0.00971		
3769456.63	0.00518	0.00550	0.00585	0.00625	0.00670
0.00722	0.00782	0.00853	0.00939		
3769450.63	0.00509	0.00539	0.00573	0.00611	0.00654
0.00704	0.00761	0.00829	0.00909		
3769444.63	0.00500	0.00529	0.00562	0.00598	0.00640
0.00687	0.00741	0.00805	0.00880		
3769438.63	0.00491	0.00519	0.00551	0.00586	0.00625
0.00671	0.00723	0.00783	0.00854		
3769432.63	0.00483	0.00510	0.00540	0.00574	0.00612
0.00655	0.00705	0.00762	0.00830		
3769426.63	0.00475	0.00501	0.00530	0.00563	0.00600
0.00641	0.00688	0.00743	0.00807		

*** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
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*** 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 PM₁₀ IN MICROGRAMS/M³

**

MyePlaza.ADO

Y-COORD			X-COORD (METERS)
(METERS)	401690.28	401696.28	

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

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^ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
                                *** 03/24/21
*** AERMET - VERSION 16216 *** ***
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

VALUES FOR SOURCE GROUP: ALL		*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION ***			
		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)			X-COORD (METERS)
	401697.15	401703.15	

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3769482.26	0.01465	0.01741
3769476.26	0.01392	0.01638
3769470.26	0.01324	0.01544
3769464.26	0.01264	0.01463
3769458.26	0.01209	0.01390
3769452.26	0.01159	0.01324
3769446.26	0.01114	0.01264
3769440.26	0.01072	0.01210
3769434.26	0.01033	0.01161
3769428.26	0.00997	0.01116

*** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
 *** 11:12:23

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*** 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: UCART3 ; NETWORK TYPE:

GRIDCART ***

** CONC OF PM₁₀ IN MICROGRAMS/M**3

**

Y-COORD (METERS)	X-COORD (METERS)	
	401703.74	401709.74

3769470.31	0.01570	0.01891
3769464.31	0.01486	0.01770
3769458.31	0.01411	0.01664
3769452.31	0.01343	0.01570
3769446.31	0.01282	0.01486
3769440.31	0.01226	0.01411

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MyePlaza.ADO
 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

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 *** 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: UCART4 ; NETWORK TYPE:
 GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3
 **

Y-COORD (METERS)	X-COORD (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

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 *** 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 ,

MyePlaza.ADO

, L0000011 , L0000006 , L0000007 , L0000008 , L0000009 , L0000010
 , 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)			X-COORD (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

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*** 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 (METERS)			X-COORD (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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3769450.6	0.01746 (15092707)	0.01881 (15092707)	0.02040
(15092707)	0.02229 (15092707)	0.02457 (15092707)	
3769444.6	0.01705 (15092707)	0.01834 (15092707)	0.01984
(15092707)	0.02162 (15092707)	0.02377 (15092707)	
3769438.6	0.01667 (15092707)	0.01790 (15092707)	0.01933
(15092707)	0.02100 (15092707)	0.02301 (15092707)	
3769432.6	0.01631 (15092707)	0.01748 (15092707)	0.01884
(15092707)	0.02043 (15092707)	0.02231 (15092707)	
3769426.6	0.01596 (15092707)	0.01709 (15092707)	0.01838
(15092707)	0.01988 (15092707)	0.02166 (15092707)	

^ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
 *** 03/24/21

*** AERMET - VERSION 16216 *** ***
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*** 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)	401696.28

3769504.6	0.04303 (15092707)
3769498.6	0.04038 (15092707)
3769492.6	0.03808 (15092707)
3769486.6	0.03603 (15092707)
3769480.6	0.03420 (15092707)
3769474.6	0.03255 (15092707)
3769468.6	0.03108 (15092707)
3769462.6	0.02974 (15092707)

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3769456.6 | 0.02853 (15092707)
 3769450.6 | 0.02742 (15092707)
 3769444.6 | 0.02640 (15092707)
 3769438.6 | 0.02546 (15092707)
 3769432.6 | 0.02460 (15092707)
 3769426.6 | 0.02380 (15092707)

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
 *** 03/24/21
 *** AERMET - VERSION 16216 *** ***
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*** 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: UCART2 ; NETWORK TYPE:

GRIDCART ***

** CONC OF PM₁₀ IN MICROGRAMS/M³

**

Y-COORD (METERS)	X-COORD (METERS)
401697.15	401703.15

3769482.3	0.03547 (15092707)	0.04217 (15092707)
3769476.3	0.03370 (15092707)	0.03963 (15092707)
3769470.3	0.03210 (15092707)	0.03738 (15092707)
3769464.3	0.03067 (15092707)	0.03541 (15092707)
3769458.3	0.02937 (15092707)	0.03366 (15092707)
3769452.3	0.02819 (15092707)	0.03208 (15092707)
3769446.3	0.02711 (15092707)	0.03066 (15092707)
3769440.3	0.02612 (15092707)	0.02938 (15092707)
3769434.3	0.02521 (15092707)	0.02821 (15092707)
3769428.3	0.02436 (15092707)	0.02715 (15092707)

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza DPM
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*** 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: UCART3 ; NETWORK TYPE:
GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3
**

Y-COORD (METERS)		X-COORD (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
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*** 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 ,

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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
, L0000029	, L0000030	, L0000031	, L0000032	, L0000033	, L0000034

*** NETWORK ID: UCART4 ; NETWORK TYPE:
GRIDCART ***

** CONC OF PM₁₀ IN MICROGRAMS/M**3
**

Y-COORD (METERS)	401710.27	401716.27	X-COORD (METERS)

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
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*** AERMET - VERSION 16216 *** ***
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE SUMMARY OF MAXIMUM PERIOD (43848
HRS) RESULTS ***

** CONC OF PM₁₀ IN MICROGRAMS/M**3
**

GROUP ID		NETWORK	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,	73.70, 0.00) GC UCART1			
73.70,	4TH HIGHEST VALUE IS	0.01770 AT (	401709.74,	3769464.31,
73.70,	73.70, 0.00) GC UCART3			
73.80,	5TH HIGHEST VALUE IS	0.01741 AT (	401703.15,	3769482.26,
73.80,	73.80, 0.00) GC UCART2			
73.60,	6TH HIGHEST VALUE IS	0.01686 AT (	401716.27,	3769440.22,
73.60,	73.60, 0.00) GC UCART4			
73.70,	7TH HIGHEST VALUE IS	0.01667 AT (	401696.28,	3769498.63,
73.70,	73.70, 0.00) GC UCART1			
73.70,	8TH HIGHEST VALUE IS	0.01664 AT (	401709.74,	3769458.31,
73.70,	73.70, 0.00) GC UCART3			
73.80,	9TH HIGHEST VALUE IS	0.01638 AT (	401703.15,	3769476.26,
73.80,	73.80, 0.00) GC UCART2			
73.60,	10TH HIGHEST VALUE IS	0.01590 AT (	401716.27,	3769434.22,
73.60,	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 *** ***
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 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE SUMMARY OF HIGHEST 1-HR
 RESULTS ***

** CONC OF PM₁₀ IN MICROGRAMS/M**3
 **

GROUP ID	DATE	RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)	(YYMMDDHH)	
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
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*** AERMET - VERSION 16216 *** ***
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*** 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
```

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** 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 L0000287 VOLUME 401785.131 3769118.923 73.21
 LOCATION L0000288 VOLUME 401785.131 3769132.223 73.24
 LOCATION L0000289 VOLUME 401785.131 3769145.523 73.27
 LOCATION L0000290 VOLUME 401785.131 3769158.823 73.32
 LOCATION L0000291 VOLUME 401785.131 3769172.123 73.37
 LOCATION L0000292 VOLUME 401785.131 3769185.423 73.41
 LOCATION L0000293 VOLUME 401785.131 3769198.723 73.44
 LOCATION L0000294 VOLUME 401785.131 3769212.023 73.46
 LOCATION L0000295 VOLUME 401785.131 3769225.323 73.56
 LOCATION L0000296 VOLUME 401785.131 3769238.623 73.66
 LOCATION L0000297 VOLUME 401785.131 3769251.923 73.69
 LOCATION L0000298 VOLUME 401784.560 3769265.202 73.70
 LOCATION L0000299 VOLUME 401783.553 3769278.464 73.73
 LOCATION L0000300 VOLUME 401782.546 3769291.725 73.80
 LOCATION L0000301 VOLUME 401781.539 3769304.987 73.87
 LOCATION L0000302 VOLUME 401780.531 3769318.249 73.97
 LOCATION L0000303 VOLUME 401779.221 3769331.465 74.03
 LOCATION L0000304 VOLUME 401776.220 3769344.422 74.03
 LOCATION L0000305 VOLUME 401773.220 3769357.379 74.03
 LOCATION L0000306 VOLUME 401770.219 3769370.336 73.99
 LOCATION L0000307 VOLUME 401767.219 3769383.293 73.88
 LOCATION L0000308 VOLUME 401764.218 3769396.250 73.80
 LOCATION L0000309 VOLUME 401761.217 3769409.207 73.81
 LOCATION L0000310 VOLUME 401757.583 3769421.983 73.91
 LOCATION L0000311 VOLUME 401753.285 3769434.570 73.98
 LOCATION L0000312 VOLUME 401748.988 3769447.156 73.97
 LOCATION L0000313 VOLUME 401744.690 3769459.743 73.95
 LOCATION L0000314 VOLUME 401740.392 3769472.329 73.88
 LOCATION L0000315 VOLUME 401736.094 3769484.915 73.87
 LOCATION L0000316 VOLUME 401731.796 3769497.502 73.84
 LOCATION L0000317 VOLUME 401727.499 3769510.088 73.78
 LOCATION L0000318 VOLUME 401723.201 3769522.675 73.75
 LOCATION L0000319 VOLUME 401718.903 3769535.261 73.87
 LOCATION L0000320 VOLUME 401714.605 3769547.848 73.99
 LOCATION L0000321 VOLUME 401710.307 3769560.434 74.01
 LOCATION L0000322 VOLUME 401706.009 3769573.021 73.95
 LOCATION L0000323 VOLUME 401701.712 3769585.607 73.92
 LOCATION L0000324 VOLUME 401697.414 3769598.194 73.97
 LOCATION L0000325 VOLUME 401693.116 3769610.780 74.03
 LOCATION L0000326 VOLUME 401688.818 3769623.366 74.12
 LOCATION L0000327 VOLUME 401684.520 3769635.953 74.21
 LOCATION L0000328 VOLUME 401678.703 3769647.869 74.31

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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 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
-------------------	--------------	------	------	------

MyePlaza_TOG.ADI

SRCPARAM	L0000288	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000289	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000290	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000291	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000292	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000293	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000294	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000295	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000296	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000297	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000298	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000299	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000300	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000301	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000302	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000303	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000304	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000305	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000306	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000307	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000308	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000309	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000310	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000311	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000312	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000313	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000314	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000315	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000316	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000317	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000318	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000319	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000320	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000321	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000322	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000323	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000324	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000325	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000326	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000327	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000328	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000329	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000330	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000331	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000332	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000333	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000334	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000335	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
```

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** 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 L0000287 VOLUME 401785.131 3769118.923 73.21
 LOCATION L0000288 VOLUME 401785.131 3769132.223 73.24
 LOCATION L0000289 VOLUME 401785.131 3769145.523 73.27
 LOCATION L0000290 VOLUME 401785.131 3769158.823 73.32
 LOCATION L0000291 VOLUME 401785.131 3769172.123 73.37
 LOCATION L0000292 VOLUME 401785.131 3769185.423 73.41
 LOCATION L0000293 VOLUME 401785.131 3769198.723 73.44
 LOCATION L0000294 VOLUME 401785.131 3769212.023 73.46
 LOCATION L0000295 VOLUME 401785.131 3769225.323 73.56
 LOCATION L0000296 VOLUME 401785.131 3769238.623 73.66
 LOCATION L0000297 VOLUME 401785.131 3769251.923 73.69
 LOCATION L0000298 VOLUME 401784.560 3769265.202 73.70
 LOCATION L0000299 VOLUME 401783.553 3769278.464 73.73
 LOCATION L0000300 VOLUME 401782.546 3769291.725 73.80
 LOCATION L0000301 VOLUME 401781.539 3769304.987 73.87
 LOCATION L0000302 VOLUME 401780.531 3769318.249 73.97
 LOCATION L0000303 VOLUME 401779.221 3769331.465 74.03
 LOCATION L0000304 VOLUME 401776.220 3769344.422 74.03
 LOCATION L0000305 VOLUME 401773.220 3769357.379 74.03
 LOCATION L0000306 VOLUME 401770.219 3769370.336 73.99
 LOCATION L0000307 VOLUME 401767.219 3769383.293 73.88
 LOCATION L0000308 VOLUME 401764.218 3769396.250 73.80
 LOCATION L0000309 VOLUME 401761.217 3769409.207 73.81
 LOCATION L0000310 VOLUME 401757.583 3769421.983 73.91
 LOCATION L0000311 VOLUME 401753.285 3769434.570 73.98
 LOCATION L0000312 VOLUME 401748.988 3769447.156 73.97
 LOCATION L0000313 VOLUME 401744.690 3769459.743 73.95
 LOCATION L0000314 VOLUME 401740.392 3769472.329 73.88
 LOCATION L0000315 VOLUME 401736.094 3769484.915 73.87
 LOCATION L0000316 VOLUME 401731.796 3769497.502 73.84
 LOCATION L0000317 VOLUME 401727.499 3769510.088 73.78
 LOCATION L0000318 VOLUME 401723.201 3769522.675 73.75
 LOCATION L0000319 VOLUME 401718.903 3769535.261 73.87
 LOCATION L0000320 VOLUME 401714.605 3769547.848 73.99
 LOCATION L0000321 VOLUME 401710.307 3769560.434 74.01
 LOCATION L0000322 VOLUME 401706.009 3769573.021 73.95
 LOCATION L0000323 VOLUME 401701.712 3769585.607 73.92
 LOCATION L0000324 VOLUME 401697.414 3769598.194 73.97
 LOCATION L0000325 VOLUME 401693.116 3769610.780 74.03
 LOCATION L0000326 VOLUME 401688.818 3769623.366 74.12
 LOCATION L0000327 VOLUME 401684.520 3769635.953 74.21
 LOCATION 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 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	L0000288	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000289	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000290	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000291	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000292	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000293	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000294	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000295	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000296	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000297	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000298	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000299	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000300	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000301	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000302	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000303	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000304	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000305	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000306	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000307	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000308	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000309	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000310	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000311	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000312	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000313	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000314	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000315	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000316	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000317	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000318	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000319	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000320	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000321	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000322	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000323	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000324	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000325	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000326	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000327	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000328	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000329	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000330	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000331	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000332	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000333	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000334	0.0000831034	0.60	6.19	0.90
SRCPARAM	L0000335	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

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_TOG.ADO

** AERMOD Output Pathway

**

**

OU STARTING

RECTABLE ALLAVE 1ST

RECTABLE 1 1ST

** Auto-Generated Plotfiles

PLOTFILE 1 ALL 1ST MYEPLAZA_TOG.AD\01H1GALL.PLT 31

PLOTFILE PERIOD ALL MYEPLAZA_TOG.AD\PE00GALL.PLT 32

SUMMFILE MyePlaza_TOG.sum

OU FINISHED

*** Message Summary For AERMOD Model Setup ***

----- Summary of Total Messages -----

A Total of 0 Fatal Error Message(s)
A Total of 2 Warning Message(s)
A Total of 0 Informational Message(s)

***** 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

*** SETUP Finishes Successfully ***

▲ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
 *** 03/24/21
*** AERMET - VERSION 16216 *** ***
 *** 13:03:19

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** *** MODEL SETUP OPTIONS SUMMARY

--
**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

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*** 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_TOG.ADO		ELEV.	HEIGHT	SY
SZ	SOURCE	SCALAR	VARY	X	Y	(METERS)	(METERS)	(METERS)
ID		CATS.	BY	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)
(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

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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

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

MyePlaza_TOG.ADO

*** VOLUME SOURCE DATA ***

INIT.	URBAN	NUMBER	EMISSION	RATE		BASE	RELEASE	INIT.
SOURCE		EMISSION	RATE					
SZ	SOURCE	PART.	(GRAMS/SEC)	X	Y	ELEV.	HEIGHT	SY
ID		SCALAR	VARY					
(METERS)		CATS.	BY	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)

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

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0.90	YES						
L0000346		0	0.82983E-04	401555.3	3769796.1	71.3	0.60 6.19
0.90	YES						
L0000347		0	0.82983E-04	401564.0	3769786.1	70.7	0.60 6.19
0.90	YES						
L0000348		0	0.82983E-04	401572.7	3769776.0	70.4	0.60 6.19
0.90	YES						
L0000349		0	0.82983E-04	401581.3	3769765.9	70.4	0.60 6.19
0.90	YES						
L0000350		0	0.82983E-04	401590.0	3769755.9	71.3	0.60 6.19
0.90	YES						
L0000351		0	0.82983E-04	401598.7	3769745.8	73.6	0.60 6.19
0.90	YES						
L0000352		0	0.82983E-04	401607.4	3769735.7	76.4	0.60 6.19
0.90	YES						
L0000353		0	0.82983E-04	401616.1	3769725.7	76.1	0.60 6.19
0.90	YES						
L0000354		0	0.82983E-04	401624.8	3769715.6	75.8	0.60 6.19
0.90	YES						
L0000355		0	0.82983E-04	401632.5	3769704.8	75.5	0.60 6.19
0.90	YES						
L0000356		0	0.82983E-04	401638.8	3769693.1	75.3	0.60 6.19
0.90	YES						
L0000357		0	0.82983E-04	401645.2	3769681.4	75.1	0.60 6.19
0.90	YES						
L0000358		0	0.82983E-04	401651.5	3769669.8	74.8	0.60 6.19
0.90	YES						
L0000359		0	0.82983E-04	401657.8	3769658.1	74.4	0.60 6.19
0.90	YES						
L0000360		0	0.82983E-04	401664.2	3769646.4	74.2	0.60 6.19
0.90	YES						
L0000361		0	0.82983E-04	401670.5	3769634.7	74.1	0.60 6.19
0.90	YES						
L0000362		0	0.82983E-04	401675.3	3769622.3	74.0	0.60 6.19
0.90	YES						
L0000363		0	0.82983E-04	401679.5	3769609.7	74.0	0.60 6.19
0.90	YES						
L0000364		0	0.82983E-04	401683.8	3769597.1	73.9	0.60 6.19
0.90	YES						
L0000365		0	0.82983E-04	401688.0	3769584.5	73.9	0.60 6.19
0.90	YES						
L0000366		0	0.82983E-04	401692.2	3769571.9	73.9	0.60 6.19

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

INIT.	URBAN	NUMBER	EMISSION	RATE		BASE	RELEASE	INIT.
SOURCE		EMISSION	RATE					
SZ	SOURCE	PART.	(GRAMS/SEC)	X	Y	ELEV.	HEIGHT	SY
ID		SCALAR	VARY					
(METERS)		CATS.		(METERS)	(METERS)	(METERS)	(METERS)	(METERS)
		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

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0.90	YES						
L0000384		0	0.82983E-04	401761.5	3769343.5	73.5	0.60 6.19
0.90	YES						
L0000385		0	0.82983E-04	401762.6	3769330.2	73.5	0.60 6.19
0.90	YES						
L0000386		0	0.82983E-04	401763.7	3769317.0	73.5	0.60 6.19
0.90	YES						
L0000387		0	0.82983E-04	401764.9	3769303.7	73.6	0.60 6.19
0.90	YES						
L0000388		0	0.82983E-04	401766.0	3769290.5	73.6	0.60 6.19
0.90	YES						
L0000389		0	0.82983E-04	401766.3	3769277.2	73.6	0.60 6.19
0.90	YES						
L0000390		0	0.82983E-04	401766.5	3769263.9	73.6	0.60 6.19
0.90	YES						
L0000391		0	0.82983E-04	401766.7	3769250.6	73.6	0.60 6.19
0.90	YES						
L0000392		0	0.82983E-04	401767.0	3769237.3	73.5	0.60 6.19
0.90	YES						
L0000393		0	0.82983E-04	401767.2	3769224.0	73.4	0.60 6.19
0.90	YES						
L0000394		0	0.82983E-04	401767.4	3769210.7	73.2	0.60 6.19
0.90	YES						
L0000395		0	0.82983E-04	401767.6	3769197.4	73.3	0.60 6.19
0.90	YES						
L0000396		0	0.82983E-04	401767.8	3769184.1	73.3	0.60 6.19
0.90	YES						
L0000397		0	0.82983E-04	401768.0	3769170.8	73.3	0.60 6.19
0.90	YES						
L0000398		0	0.82983E-04	401768.3	3769157.5	73.3	0.60 6.19
0.90	YES						
L0000399		0	0.82983E-04	401768.5	3769144.2	73.3	0.60 6.19
0.90	YES						
L0000400		0	0.82983E-04	401768.7	3769130.9	73.2	0.60 6.19
0.90	YES						
L0000401		0	0.82983E-04	401768.9	3769117.6	73.1	0.60 6.19

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 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS

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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	,				

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 *** MODELOPTs: RegDEFAULT 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 ,


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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      ,
^ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
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*** MODELOPTs: RegDFAULT 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
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

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* 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
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

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*** NETWORK ID: UCART1    ; NETWORK TYPE:
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* HILL HEIGHT SCALES IN METERS *

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		

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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
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)			X-COORD (METERS)
		401690.28	401696.28

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

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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
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*** MODELOPTs:      RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
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*** GRIDDED RECEPTOR NETWORK SUMMARY ***

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*** NETWORK ID: UCART2    ; NETWORK TYPE:
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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,

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

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*** NETWORK ID: UCART2    ; NETWORK TYPE:
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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

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3769470.26	73.70	73.70
3769464.26	73.70	73.70
3769458.26	73.70	73.70
3769452.26	73.70	73.70
3769446.26	73.70	73.70
3769440.26	73.70	73.70
3769434.26	73.70	73.70
3769428.26	73.60	73.70

3769482.26	73.80	73.80
3769476.26	73.80	73.80
3769470.26	73.70	73.70
3769464.26	73.70	73.70
3769458.26	73.70	73.70
3769452.26	73.70	73.70
3769446.26	73.70	73.70
3769440.26	73.70	73.70
3769434.26	73.70	73.70
3769428.26	73.60	73.70

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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

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*** MODELOPTs: RegDFAULT 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
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*** AERMET - VERSION 16216 *** ***
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART3 ; NETWORK TYPE:

GRIDCART ***

MyePlaza_TOG.ADO

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)		X-COORD (METERS)
	401703.74	401709.74
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		

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** GRIDDED RECEPTOR NETWORK SUMMARY ***

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

*** X-COORDINATES OF GRID ***
(METERS)

401710.3, 401716.3,

*** Y-COORDINATES OF GRID ***
(METERS)

3769428.2, 3769434.2, 3769440.2, 3769446.2,

*** AERMOD - VERSION 19191 ***
 *** Mye Plaza TOG
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 *** AERMET - VERSION 16216 ***

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

MyePlaza_TOG.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 TOG
 03/24/21
 *** AERMET - VERSION 16216 ***
 *** 13:03:19

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*** MODELOPTs: RegDFAULT 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 TOG
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 *** AERMET - VERSION 16216 ***
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*** MODELOPTs: RegDFAULT 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
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

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[illegible]

CATEGORIES ***

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED

(METERS/SEC)

```

➤ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
                                     *** 03/24/21
*** AERMET - VERSION 16216 *** ***
                                     *** 13:03:19

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*** MODELOPTs: RegDEFAULT CONC ELEV URBAN ADJ_U*

Surface file: PICO_V9_ADJU\PICO_v9.SFC
Met Version: 16216
Profile file: PICO_V9_ADJU\PICO_v9.PFL

Profile format: FREE

```
Upper air station no.:    3190
                        Name: UNKNOWN
                        Year:    2010
```

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

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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 TOG
    *** 03/24/21
*** AERMET - VERSION 16216 *** ***
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*** 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)				X-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
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*** 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

**

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

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^ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

VALUES FOR SOURCE GROUP: ALL		*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION ***			
		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 (METERS)	401697.15	401703.15	X-COORD (METERS)
---------------------	-----------	-----------	------------------

MyePlaza_TOG.ADO

3769482.26	0.82489	1.01541
3769476.26	0.77698	0.94159
3769470.26	0.73453	0.87816
3769464.26	0.69690	0.82372
3769458.26	0.66318	0.77609
3769452.26	0.63279	0.73409
3769446.26	0.60527	0.69675
3769440.26	0.58024	0.66336
3769434.26	0.55742	0.63333
3769428.26	0.53647	0.60623

*** AERMOD - VERSION 19191 ***
 *** Mye Plaza TOG
 03/24/21

 *** AERMET - VERSION 16216 ***

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*** 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: UCART3 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD (METERS)	X-COORD (METERS)	
	401703.74	401709.74

3769470.31	0.89615	1.13044
3769464.31	0.83937	1.03837
3769458.31	0.78984	0.96076
3769452.31	0.74628	0.89527
3769446.31	0.70765	0.83877
3769440.31	0.67316	0.78968

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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 *** ***
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 *** 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 (METERS)	X-COORD (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

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 *** 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
 , L0000305 , L0000306 , L0000307 , ,
 , L0000313 , L0000308 , L0000309 , L0000310 , L0000311 , L0000312
 , L0000313 , L0000314 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD (METERS)			X-COORD (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

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*** 03/24/21

*** AERMET - VERSION 16216 ***

*** 13:03:19

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*** 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 (METERS)			X-COORD (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)	

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3769450.6	0.89666 (15092707)	0.96800 (15092707)	1.05207
(15092707)	1.15274 (15092707)	1.27607 (15092707)	
3769444.6	0.87557 (15092707)	0.94336 (15092707)	1.02275
(15092707)	1.11726 (15092707)	1.23223 (15092707)	
3769438.6	0.85558 (15092707)	0.92011 (15092707)	0.99531
(15092707)	1.08429 (15092707)	1.19162 (15092707)	
3769432.6	0.83657 (15092707)	0.89809 (15092707)	0.96954
(15092707)	1.05353 (15092707)	1.15412 (15092707)	
3769426.6	0.81860 (15092707)	0.87737 (15092707)	0.94525
(15092707)	1.02479 (15092707)	1.11936 (15092707)	

^ *** AERMOD - VERSION 19191 *** *** Mye Plaza TOG

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 *** AERMET - VERSION 16216 *** ***

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*** 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: UCART1 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD		X-COORD (METERS)
(METERS)	401696.28	

3769504.6	2.35260 (15092707)
3769498.6	2.18535 (15092707)
3769492.6	2.04402 (15092707)
3769486.6	1.92162 (15092707)
3769480.6	1.81466 (15092707)
3769474.6	1.72009 (15092707)
3769468.6	1.63616 (15092707)
3769462.6	1.56092 (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

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*** 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: UCART2 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD (METERS)		X-COORD (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

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*** AERMET - VERSION 16216 ***
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*** 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: UCART3 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD (METERS)	X-COORD (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 ***
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*** 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 ,

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, L0000297 , L0000292 , L0000293 , L0000294 , L0000295 , L0000296
 , L0000297 , L0000298 , L0000299 ,
 , L0000305 , L0000300 , L0000301 , L0000302 , L0000303 , L0000304
 , L0000305 , L0000306 , L0000307 ,
 , L0000313 , L0000308 , L0000309 , L0000310 , L0000311 , L0000312
 , L0000313 , L0000314 , . . . ,

*** NETWORK ID: UCART4 ; NETWORK TYPE:

GRIDCART ***

** CONC OF TOG IN MICROGRAMS/M**3

**

Y-COORD (METERS)	X-COORD (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 *** ***
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*** MODELOPTs: RegDFAULT 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

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73.70, 3RD HIGHEST VALUE IS 1.04187 AT (401696.28, 3769504.63,
 73.70, 73.70, 0.00) GC UCART1
 73.70, 4TH HIGHEST VALUE IS 1.03837 AT (401709.74, 3769464.31,
 73.70, 73.70, 0.00) GC UCART3
 73.80, 5TH HIGHEST VALUE IS 1.01541 AT (401703.15, 3769482.26,
 73.80, 73.80, 0.00) GC UCART2
 73.60, 6TH HIGHEST VALUE IS 0.97780 AT (401716.27, 3769440.22,
 73.60, 73.60, 0.00) GC UCART4
 73.70, 7TH HIGHEST VALUE IS 0.96352 AT (401696.28, 3769498.63,
 73.70, 73.70, 0.00) GC UCART1
 73.70, 8TH HIGHEST VALUE IS 0.96076 AT (401709.74, 3769458.31,
 73.70, 73.70, 0.00) GC UCART3
 73.80, 9TH HIGHEST VALUE IS 0.94159 AT (401703.15, 3769476.26,
 73.80, 73.80, 0.00) GC UCART2
 73.60, 10TH HIGHEST VALUE IS 0.91013 AT (401716.27, 3769434.22,
 73.60, 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

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE SUMMARY OF HIGHEST 1-HR

RESULTS ***

** CONC OF TOG IN MICROGRAMS/M**3

**

GROUP ID	DATE	RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)	(YYMMDDHH)	
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

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*** 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 ***

HARP2 - HRACalc (dated 19044) 3/25/2021 12:47:17 PM - Output Log

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

HARP2 - HRACalc (dated 19044) 3/25/2021 12:41:03 PM - Output Log

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 - Cancer 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	RISK_SUM	SCENARIO	DETAILS	INH_RISK	SOIL_RISK	DERMAL_R	MMILK_RI	WATER_RI	FISH_RISK	CROP_RISK	BEEF_RISK	DAIRY_RIS	PIG_RISK
1			9901	DieselExhPM	0.0189	1.29E-05	30YrCancerDer *		1.29E-05	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	0.00316	1.96E-08	30YrCancerDer *		1.96E-08	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
3			107028	Acrolein	0.00147	0.00E+00	30YrCancerDer *		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
4			71432	Benzene	0.032	1.98E-06	30YrCancerDer *		1.98E-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
5			106990	1,3-Butadiene	0.00622	2.31E-06	30YrCancerDer *		2.31E-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
6			100414	Ethyl Benzene	0.0132	7.12E-08	30YrCancerDer *		7.12E-08	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	0.0179	2.33E-07	30YrCancerDer *		2.33E-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	0.00E+00
8			110543	Hexane	0.0355	0.00E+00	30YrCancerDer *		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	0.00136	0.00E+00	30YrCancerDer *		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
10			78933	MEK	0.000226	0.00E+00	30YrCancerDer *		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	4.20E-08	30YrCancerDer *		4.20E-08	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	0.0346	0.00E+00	30YrCancerDer *		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	0.00136	0.00E+00	30YrCancerDer *		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
14			108883	Toluene	0.0843	0.00E+00	30YrCancerDer *		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
15			1330207	Xylenes	0.0608	0.00E+00	30YrCancerDer *		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

*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	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	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	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	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	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	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	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	0.00E+00	6.23E-06	0.00E+00	6.23E-06	0.00E+00

*HARP - HRACalc v19044 3/25/2021 12:41:03 PM - Cancer 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	RISK_SUM	SCENARIO	DETAILS	INH_RISK	SOIL_RISK	DERMAL_RISK	MILK_RISK	WATER_RISK	FISH_RISK	CROP_RISK	BEEF_RISK	DAIRY_RISK	PIG_RISK
1			9901	DieselExhPM	0.00529	3.61E-06	30YrCancerD _t *		3.61E-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
2			75070	Acetaldehyde	0.00316	1.96E-08	30YrCancerD _t *		1.96E-08	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
3			107028	Acrolein	0.00147	0.00E+00	30YrCancerD _t *		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
4			71432	Benzene	0.032	1.98E-06	30YrCancerD _t *		1.98E-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
5			106990	1,3-Butadiene	0.00622	2.31E-06	30YrCancerD _t *		2.31E-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
6			100414	Ethyl Benzene	0.0132	7.12E-08	30YrCancerD _t *		7.12E-08	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	0.0179	2.33E-07	30YrCancerD _t *		2.33E-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	0.00E+00
8			110543	Hexane	0.0355	0.00E+00	30YrCancerD _t *		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	0.00136	0.00E+00	30YrCancerD _t *		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
10			78933	MEK	0.000226	0.00E+00	30YrCancerD _t *		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	4.20E-08	30YrCancerD _t *		4.20E-08	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	0.0346	0.00E+00	30YrCancerD _t *		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	0.00136	0.00E+00	30YrCancerD _t *		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
14			108883	Toluene	0.0843	0.00E+00	30YrCancerD _t *		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
15			1330207	Xylenes	0.0608	0.00E+00	30YrCancerD _t *		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

*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/TEET	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	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	0.00E+00	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.

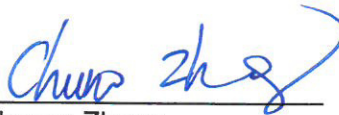
Based on the findings and observations during our investigation, the proposed construction of the subject site for the intended use is considered feasible from the geotechnical engineering viewpoints, provided that specific recommendations set forth herein are followed.

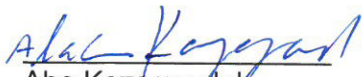
This opportunity to be of service is sincerely appreciated. If you have any questions pertaining to this report, please call the undersigned.

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

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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

Seed, H.B., Tokimatsu, K., Harder, L.F., and Chung, R.M., (1985), "Influence of SPT Procedures in Soil Liquefaction Resistance Evaluations," Journal of the Geotechnical Engineering Division, American Society of Civil Engineers, Vol. 111, No. GT12, pp. 1425-1445.

Tokimatsu, K., and Seed, H.B., (1987), "Evaluation of Settlements in Sands Due to Earthquake Shaking," Journal of the Geotechnical Engineering Division, American Society of Civil Engineers, Vol. 113, No. 8, pp. 861-878.

Ishihara, K. and Yoshimine, M., (1992), "Evaluation of Settlements in Sand Deposits Following Liquefaction During Earthquakes", Japanese Society of Soil Mechanics and Foundation Engineering, Vol. 32, No. 1, pp. 173-188

Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117, Adopted by California State Mining and Geology Board in accordance with the Seismic Hazards Mapping Act of 1990, Revised and Re- adopted September 11, 2008 by the State Mining and Geology Board. <http://www.conservation.ca.gov/cgs/shzp/pages/index.aspx>

T.Y. Loud, I.M. Idriss, and et. al. (2001), "Liquefaction Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils", Journal of the Geotechnical Engineering Division, American Society of Civil Engineers, Vol. 127, No. GT10, pp. 817-833.

California Division of Mines and Geology, 1998, Seismic Hazard Zone Report for the El Monte 7.5-minutes Quadrangle, Los Angeles County, California Seismic Hazard Zone report 98-15.

EERC, "Recent Advances in Soil Liquefaction Engineering: A Unified and Consistent Framework", EERC Report No. 2003-06, 26th Annual ASCE Geotechnical Spring Seminar, Long Beach, April 30, 2003

Bray, J. D. and Sancio, R.B., (2006) "Assessment of liquefaction susceptibility of fine-grained soils," Journal of Geotechnical and Geoenvironmental Engineering, ASCE, Vol. 132, No. 9, pp. 1165-1177

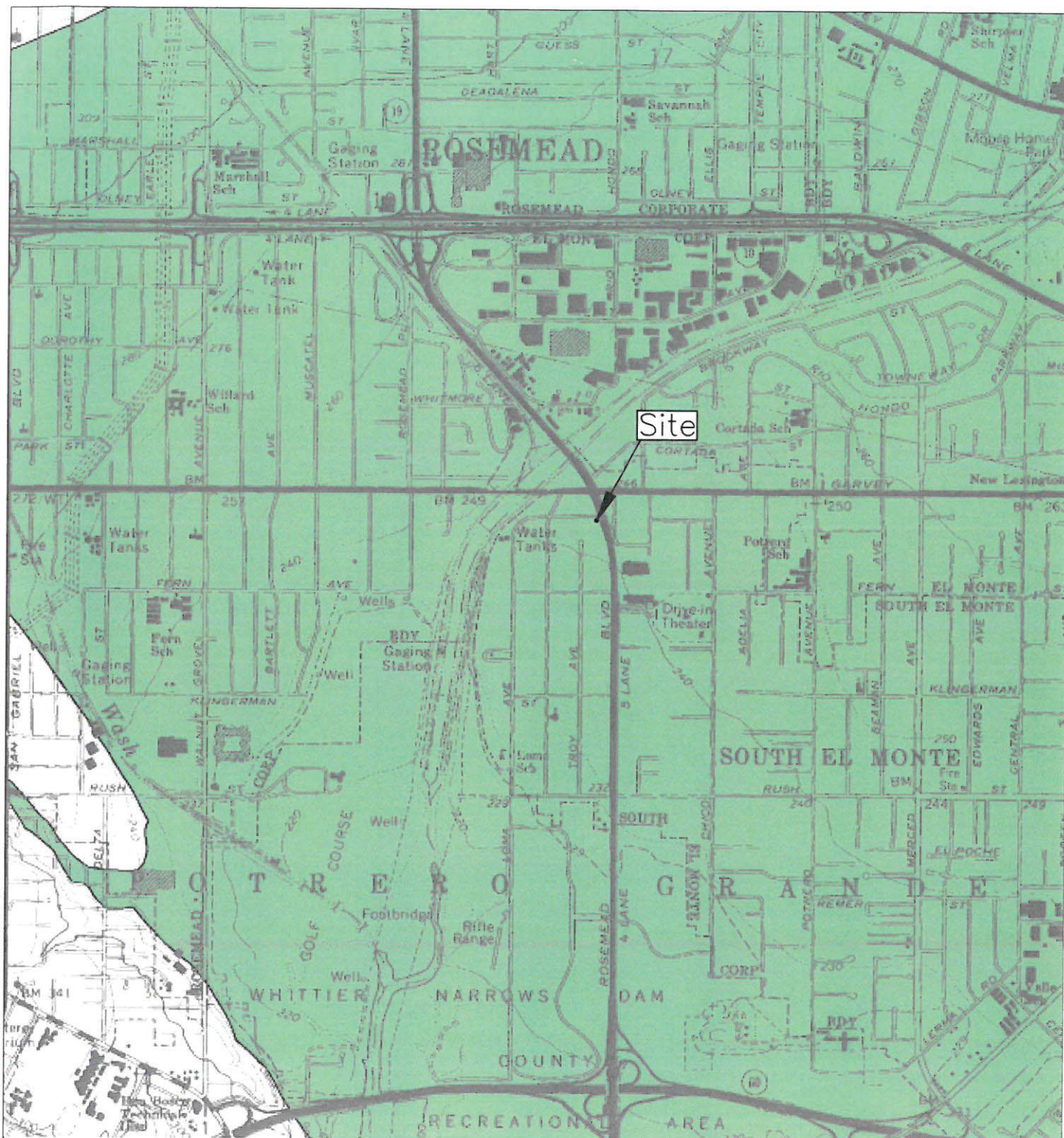
"Earthquake Hazards Program, Seismic Design Maps and tools", ASCE 7-16 Standard

Thomas F. Blake, Liquefy 2, Version 1.50.

"County of Los Angeles, Department of Public Works", GS 045.0, Revised 10/1/2014

"Guideline for Evaluating and Mitigating Seismic Hazards in California" SP-117A

www.conservation.ca.gov/cgs/rghm/psha/fault_parameters/pdf/Documents/Bflt.pdf
<https://geohazards.usgs.gov/deaggint/2008/>
<http://eqint.cr.usgs.gov/deaggint/2008/index.php>
<http://earthquake.usgs.gov/research/software/>
<http://earthquake.usgs.gov/hazards/qfaults/>
<http://www.conservation.ca.gov/cgs/shzp/pages/index.aspx>



SCALE: 1"=2000'

LEGEND

Maps modified from "Seismic Hazard Zones, El Monte Quadrangle" by CDMG

Area Subjected to Liquefaction Induced Settlement

Calland Engineering, Inc.
dba Quartech Consultants

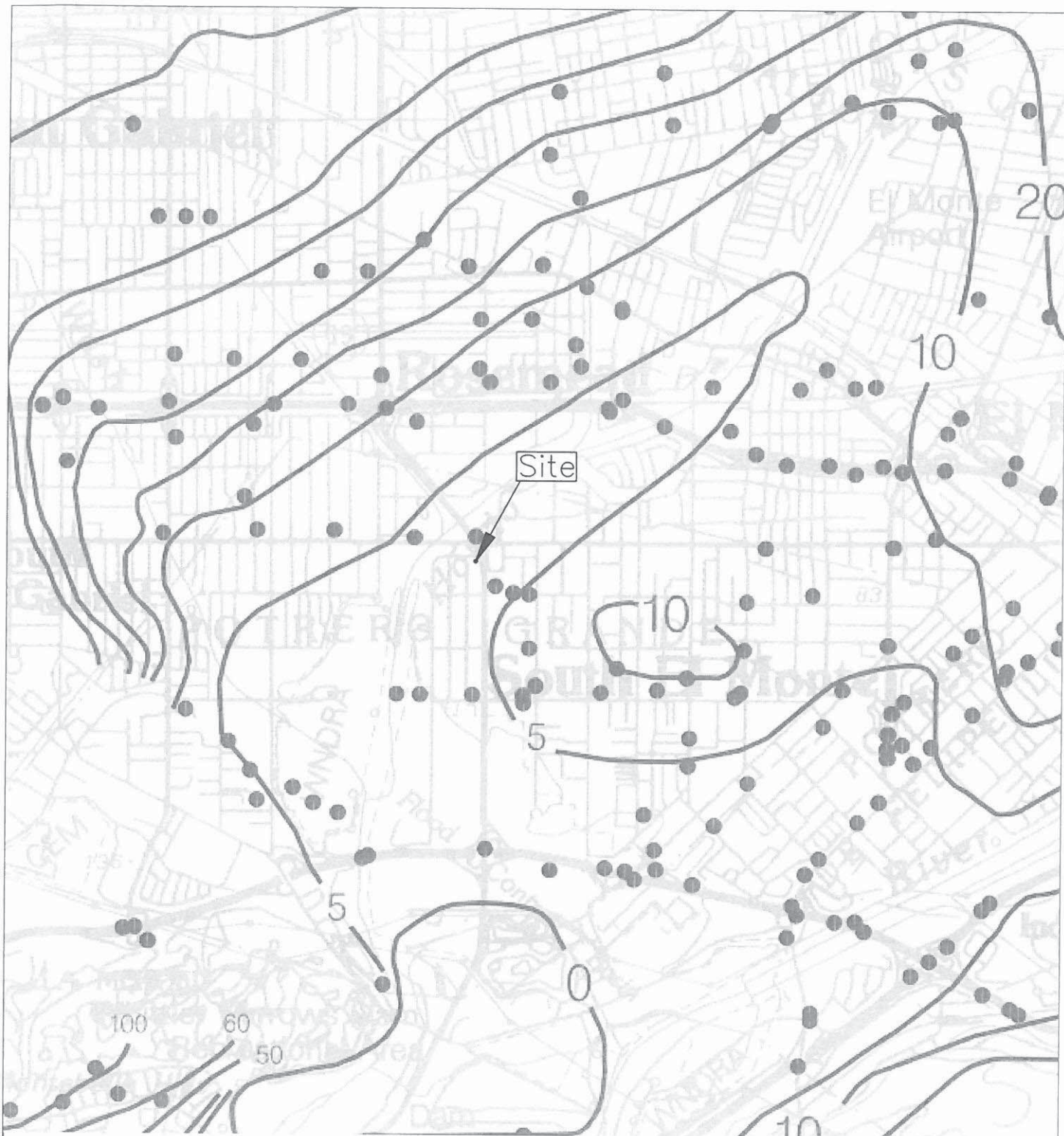
Geotechnical, Environmental & Civil
Engineering Services

Project Address:
APN: 5281-002-005, 006,
009, 010, 011 & 018
2727 Rosemead Blvd
South El Monte, California

Site Location Map

3/20

FIGURE 1



NOT TO SCALE

LEGEND

Maps modified from "Seismic Hazard Zones, El Monte Quadrangle" by CDMG

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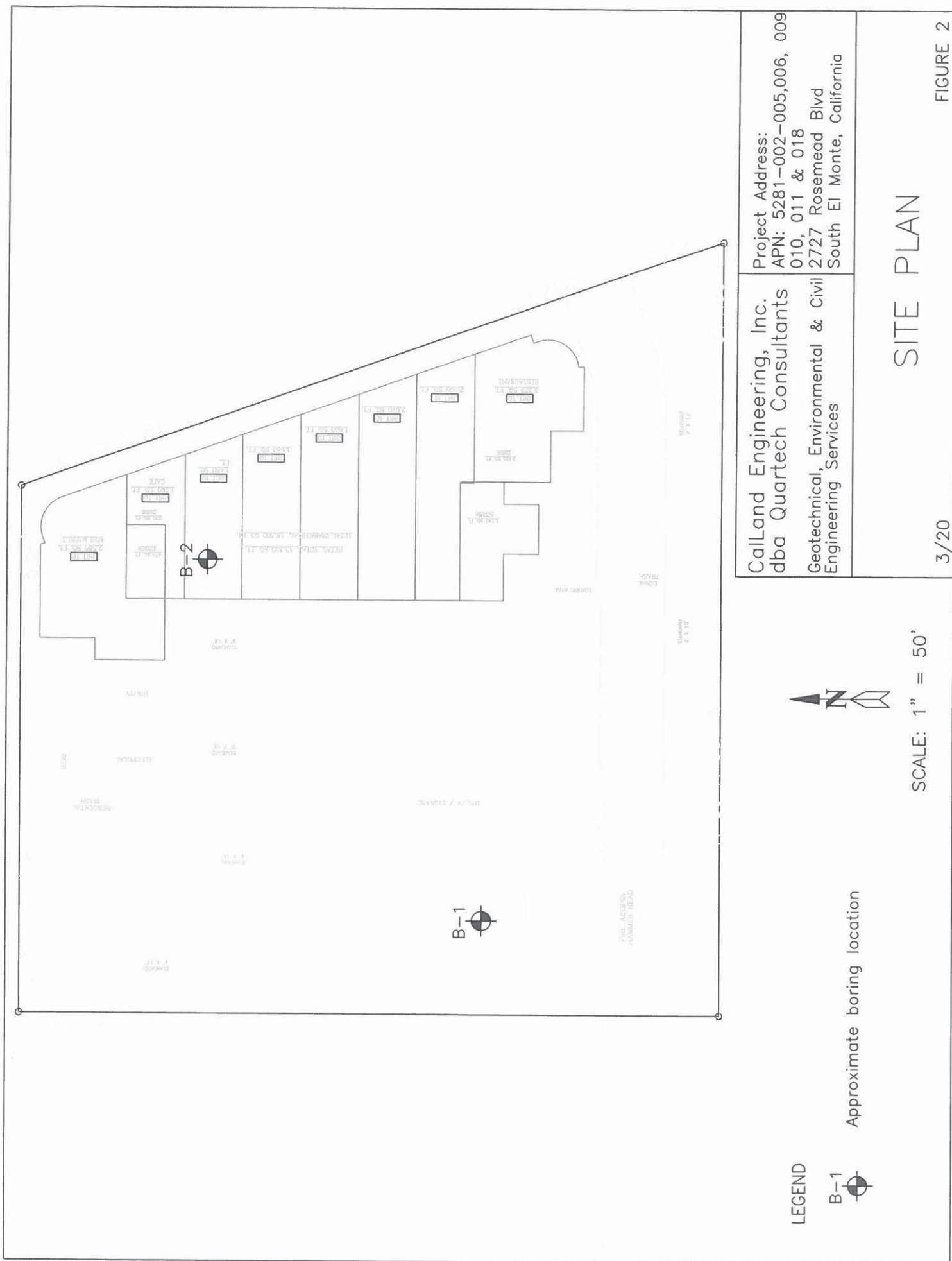
Geotechnical, Environmental & Civil
Engineering Services

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009, 010, 011 & 018
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Site Locational Map
Historical Highest Groundwater Level

3/20

FIGURE 1a



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.

BORING LOG B-1

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"				
	B						
2		R	10 11 12	CL/ ML CL/ ML	105.6	6.4 7.2	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
5		R	7 11 16	SM	105.9	8.8	Silty sand, fine grained, light brown, slightly moist, medium dense Percent of Fines: 37.2
10		S	6 12 17	SM		4.1	Silty sand, fine grained, orange brown, slightly moist, medium dense Percent of Fines: 20.6
15		R	12 20 25	SM	106.6	2.2	Silty sand, medium grained, light brown, medium dense Percent of Fines:14.9
20		S	8 14 20	SP/ SM		1.7	Sand and silty sand, coarse grained, light brown, slightly moist, dense Percent of Fines: 10.2
25		R	11 18 27	SM	108.9	2.5	Silty sand, fine grained, light brown, slightly moist, dense Percent of Fines: 32.8
30		R	8 11 12	CL	104.9	22.2	Sandy clay, medium brown, moist, stiff Percent of Fines: 51.4 LL=29 PL=19 PI=10
35		R	7 10 14	CL	104.1	14.2	Sandy clay, medium brown, moist, stiff Percent of Fines: 56.2 LL= 31 PL= 20 PI= 11

BORING LOG B-1

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
			15				
			18				
45		S	12				Silty sand, coarse grained, yellow brown, moist, dense Percent of Fines: 16.7
			17	SM		9.1	
			21				
50		S	15				Silty sand, coarse grained, medium brown, moist, dense Percent of Fines: 22.4
			21	SM		13.1	
			24				
55							Total Depth: 51.5 feet No Groundwater Hole Backfilled Hammer Driving Weight: 140 lbs Hammer Driving Height: 30 inches
60							
65							
70							
75							

BORING LOG B-2

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							

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

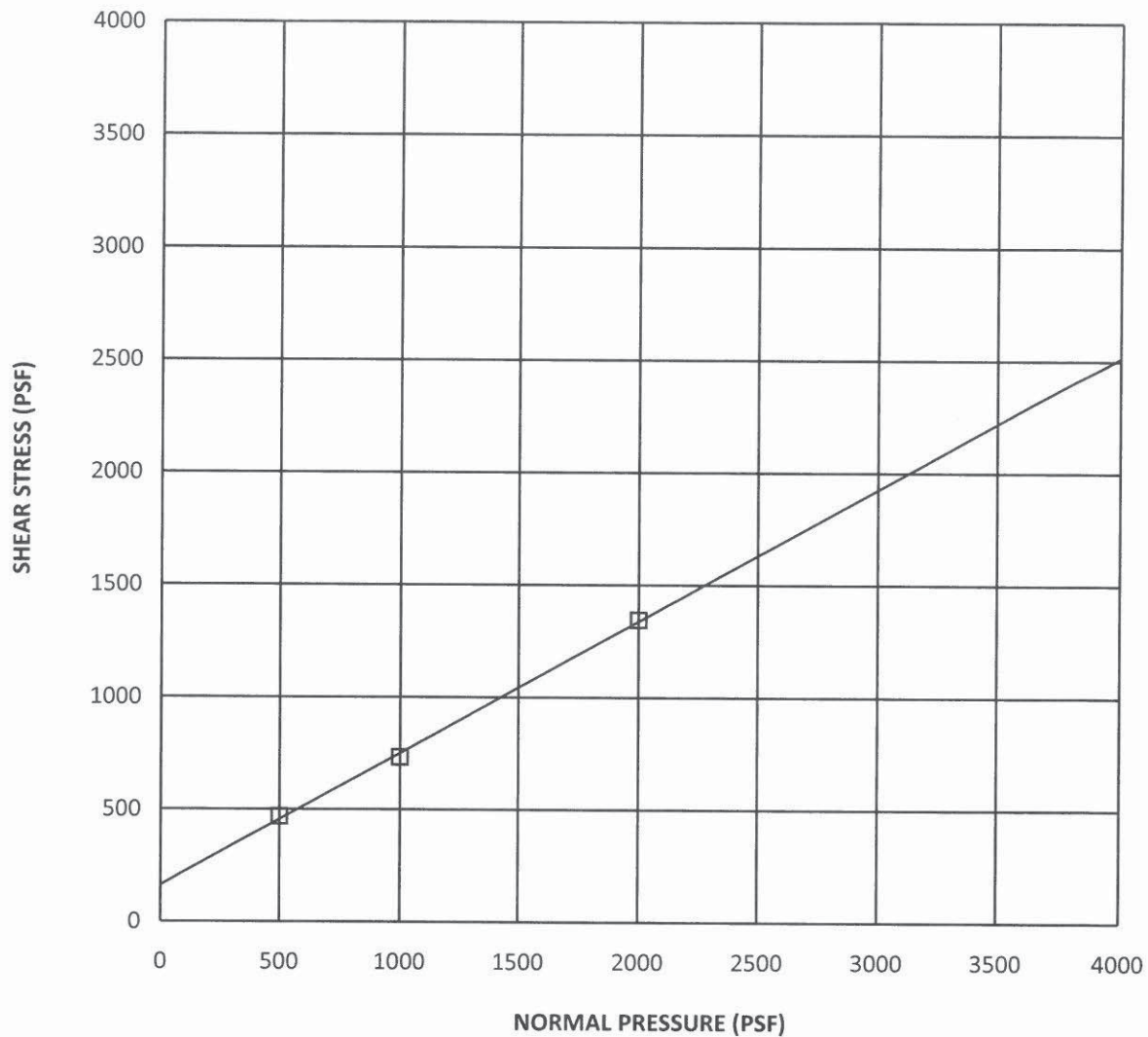
Percent of soil passing #200 sieve was determined for selected soil samples in accordance with ASTM D1140 standard. The test results are presented in the following table:

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



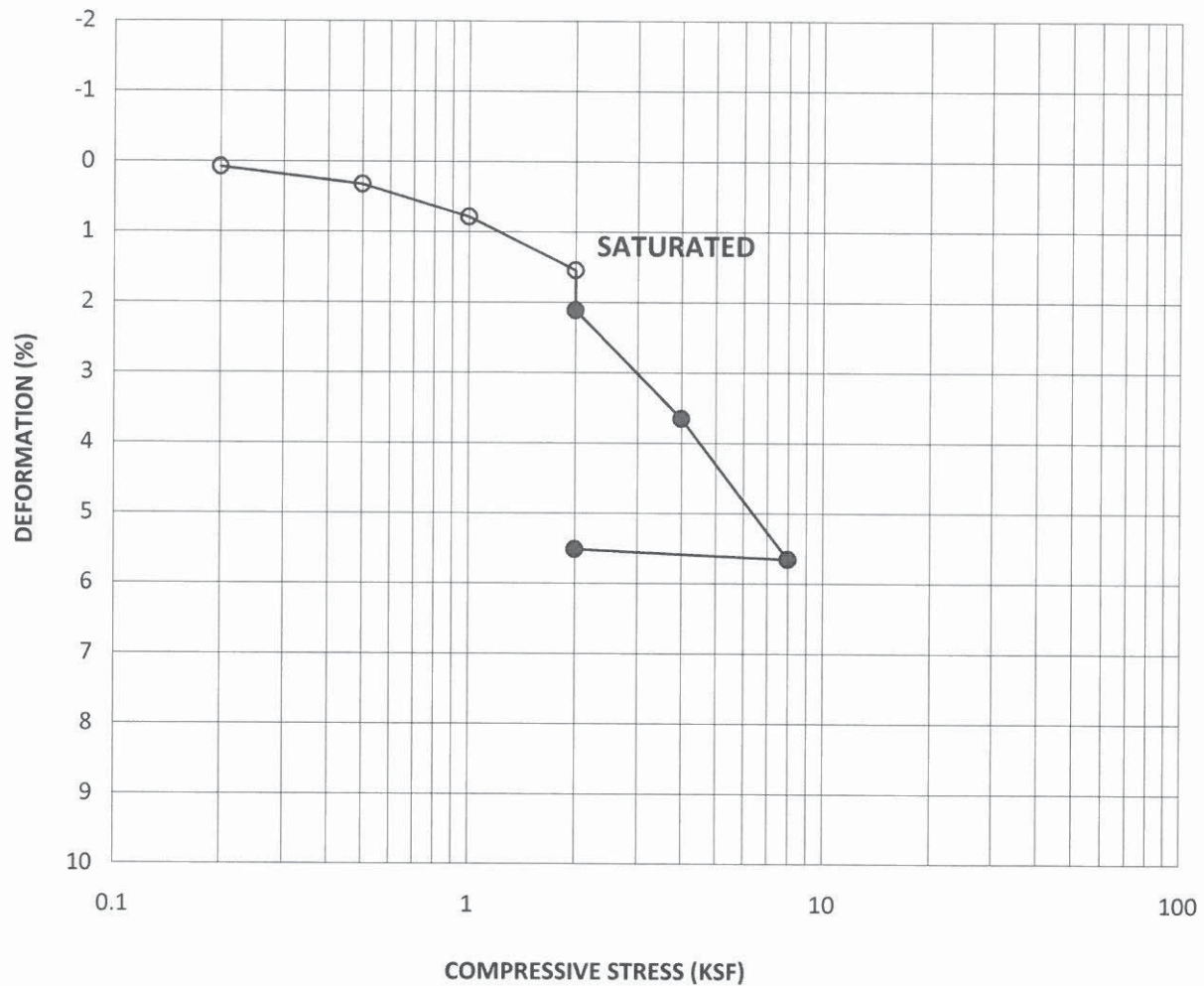
SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SAMPLE TYPE	SOIL TYPE	COHESION (PSF)	FRICTION ANGLE (DEG)
□	B-1	N/A	2.0	RING	CL-ML	160	30

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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 El Monte, California

DIRECT SHEAR
 (ASTM D3080)



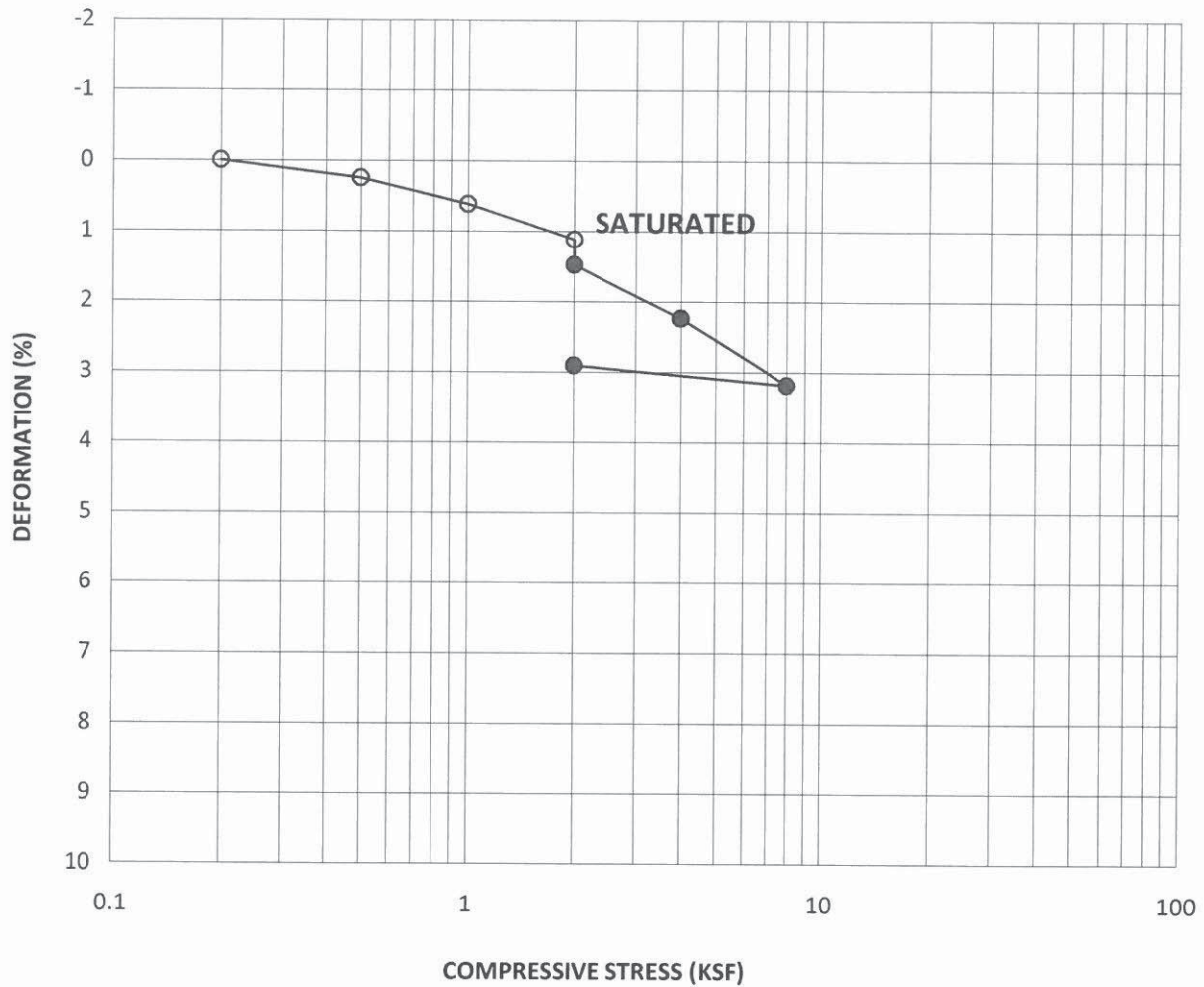
SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SOIL TYPE	INIT. MOISTURE CONTENT (%)	INIT. DRY DENSITY (PCF)	INIT. VOID RATIO
○	B-1	N/A	5	SM	8.8	105.9	0.591

CalLand Engineering, Inc
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 Geotechnical, Environmental & Civil
 Engineering Services

Project Address:
 APN: 5281-002-005, 006, 009, 010, 011 & 018
 2727 Rosemead Blvd
 El Monte, California

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

Calland Engineering, Inc
dba Quartech Consultants
 Geotechnical, Environmental & Civil
 Engineering Services

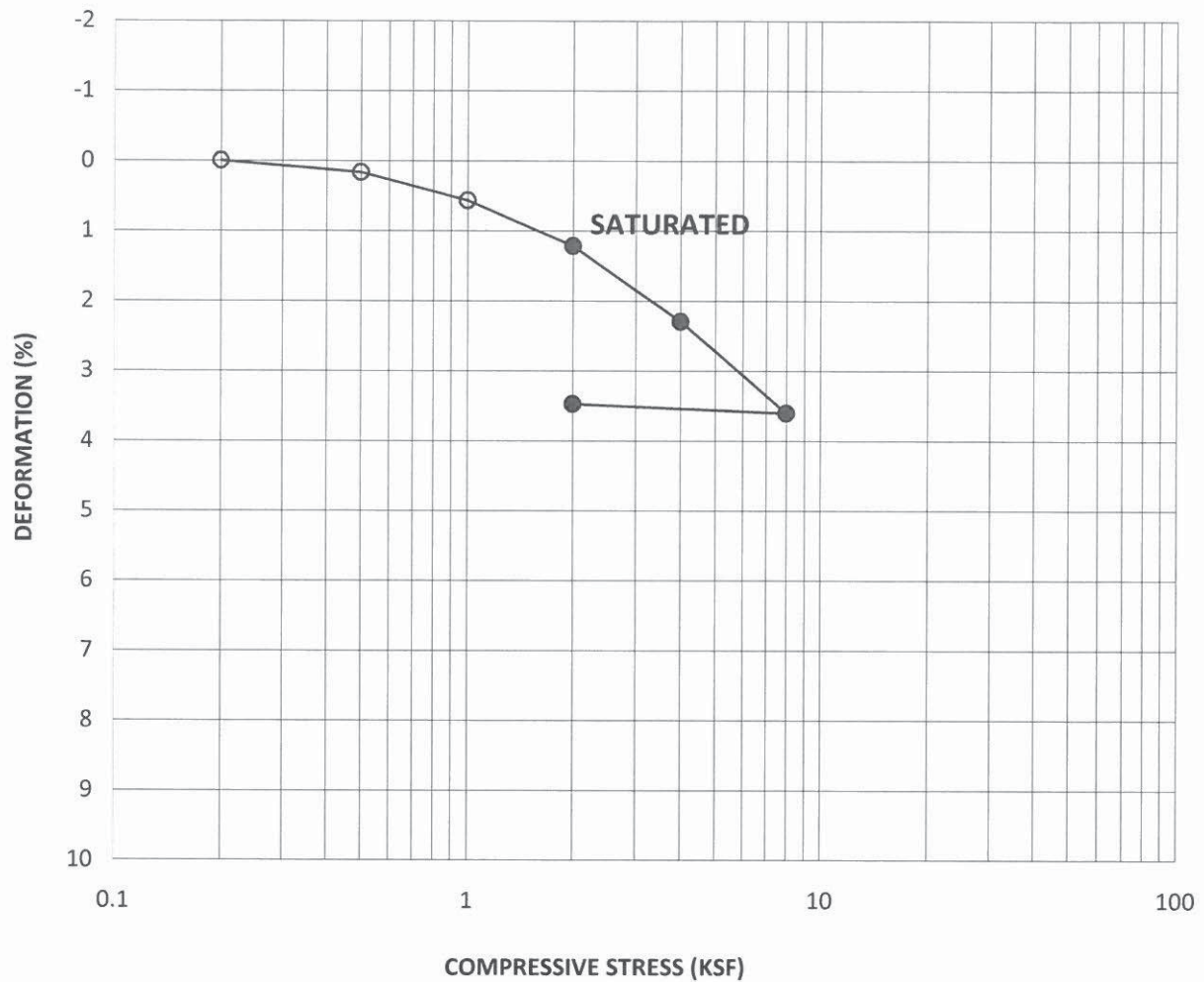
Project Address:
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CONSOLIDATION

(ASTM D2435)

3/20

FIGURE 5



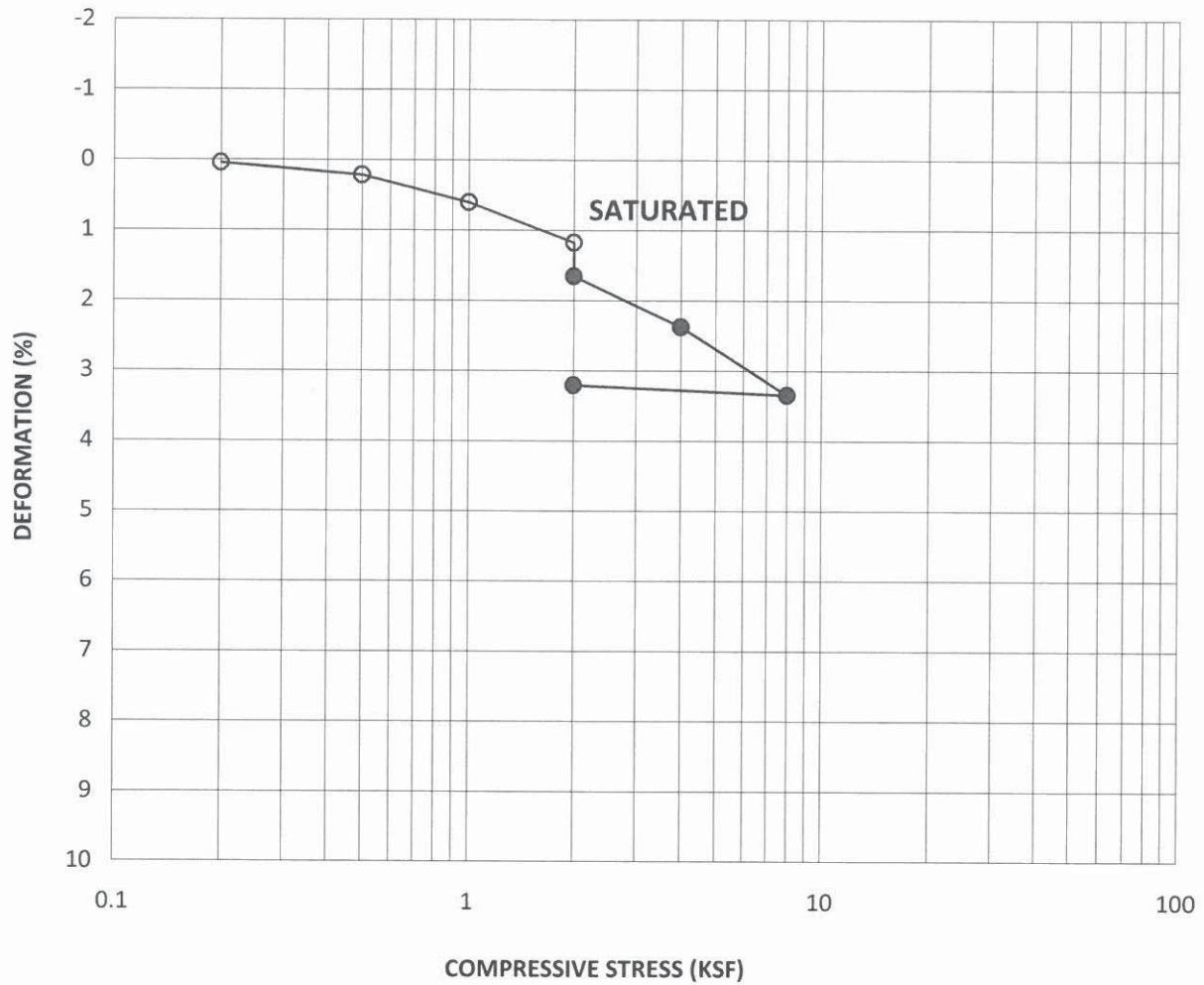
SYMBOL	BORING NO.	SAMPLE NO.	DEPTH (FT)	SOIL TYPE	INIT. MOISTURE CONTENT (%)	INIT. DRY DENSITY (PCF)	INIT. VOID RATIO
○	B-2	N/A	10	SM	12.7	103.2	0.633

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(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	20	SM	2.5	107.9	0.561

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 Engineering Services

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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

rd-Factor
☒ Seed (1985)
☐ NCEER (1997)
☐ Idriss (1998) *

Rod Length Corr.?
☒ Yes
☐ No
Rod Stick Up (ft) 3.0

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) 5.0

EQ. Mag. (Mw) 7.0

Peak Acc. (g) 0.835

Surcharge Fill Loading
Fill Unit Wt. (pcf) 0.0 Fill Ht. (ft) 0.0

Output File
SAMPLER CORR. 1.000 Help
BOREHOLE DIA. CORR. 1.050 Help
HAMMER ENERGY CORR. 1.000 Help

Output File
WIN Notepad

New ROSE.LDW
Soil Profile Log Name (*.LDW)

Update Page From File

Write Table to LDW File

New ROSE.LAR
Liquefaction Results File (*.LAR)

Boring Water (ft) 50.0

	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

(171) 6000

Factor of Safety

```

*****
*                                     *
*      L I Q U E F Y 2              *
*                                     *
*      Version 1.50                  *
*                                     *
*****

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EMPIRICAL PREDICTION OF
EARTHQUAKE-INDUCED LIQUEFACTION POTENTIAL

JOB NUMBER: 20-019-004GE DATE: 07-06-2020

JOB NAME: 2727 Rosemead B

SOIL-PROFILE NAME: ROSE.LDW

BORING GROUNDWATER DEPTH: 50.00 ft

CALCULATION GROUNDWATER DEPTH: 5.00 ft

DESIGN EARTHQUAKE MAGNITUDE: 7.00 Mw

SITE PEAK GROUND ACCELERATION: 0.835 g

BOREHOLE DIAMETER CORRECTION FACTOR: 1.05

SAMPLER SIZE CORRECTION FACTOR: 1.00

N60 HAMMER CORRECTION FACTOR: 1.00

MAGNITUDE SCALING FACTOR METHOD: Idriss (1997, in press)

Magnitude Scaling Factor: 1.193

rd-CORRECTION METHOD: Seed (1985)

FIELD SPT N-VALUES ARE CORRECTED FOR THE LENGTH OF THE DRIVE RODS.

Rod Stick-Up Above Ground: 3.0 ft

CN NORMALIZATION FACTOR: 1.044 tsf

MINIMUM CN VALUE: 0.6

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 (Aves)	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. The first name "Alyssa" is written in a larger, more prominent script, and "Bell" is written in a slightly smaller, more compact script. The signature is set against a light gray background.

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.
10954 SANTA MONICA BLVD.
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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

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

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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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Environmental, Geotechnical and Civil Engineers

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, $\pm$ 1,200 feet to the west,
- Interstate 10, $\pm$ 4,200 feet to the north,
- Whittier Narrows Recreation Area, $\pm$ 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.

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.

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 (FACBM's) 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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Environmental, Geotechnical and Civil Engineers

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

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.

R A L P H S T O N E A N D C O M P A N Y , I N C .

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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

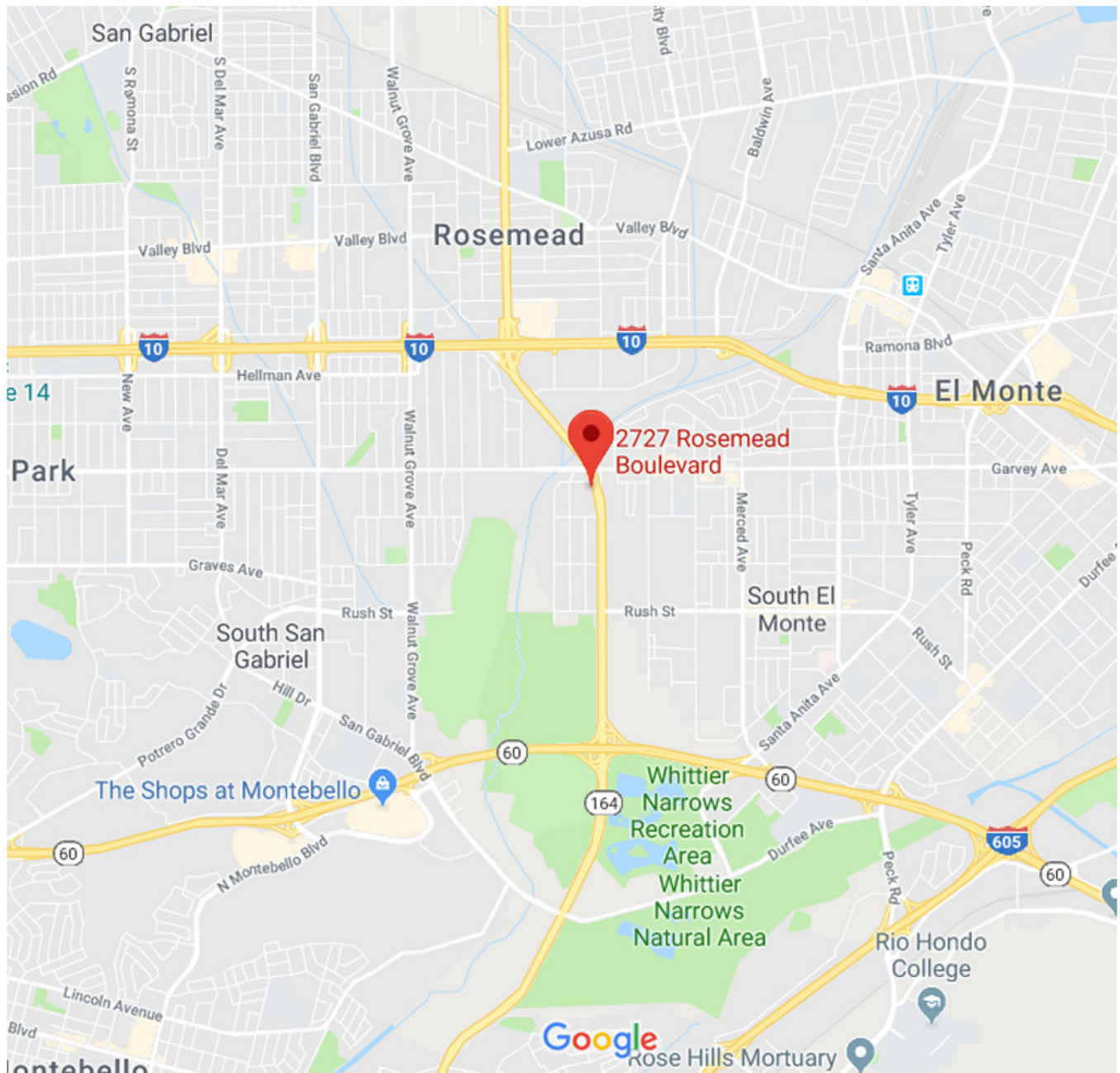


FIGURE 2:
Property Location

APPENDIX I

DATA SOURCES

R A L P H S T O N E A N D C O M P A N Y , I N C .

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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,

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

- 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

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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.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
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

MARGE WARNER	2459 LEE	SSW 1/4 - 1/2 (0.280 mi.)	Q124	38
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				
ZACKY FOODS CO	2325 LOMA AVE N	SSW 1/4 - 1/2 (0.442 mi.)	X135	43
Database: LUST, Date of Government Version: 12/10/2018				
Status: Completed - Case Closed				
Global Id: T0603792888				
ZACKY FARMS	2325 S LOMA ST	SSW 1/4 - 1/2 (0.442 mi.)	X136	44
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Facility Id: R-03835				
Status: Leak being confirmed				
Global ID: T0603792888				
RUSSELL TRANSPORTATI	2713 RIVER AVE N	W 1/4 - 1/2 (0.444 mi.)	Y138	45
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Facility Id: 917700016				
Status: Pollution Characterization				
Global ID: T0603702642				
DITTY CONTAINER	2200 N ROSEMEAD BLVD	S 1/4 - 1/2 (0.494 mi.)	AA144	46
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Facility Id: 107.0266				
Status: Pollution Characterization				
Global ID: T0603700161				

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>
VANSCO	2652 LASHBROOK AVE	ESE 1/8 - 1/4 (0.137 mi.)	I76	27
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Open - Inactive				
Global Id: SL603798811				
TODD PIPE AND SUPPLY	3154 ROSEMEAD BLVD.	NNW 1/4 - 1/2 (0.261 mi.)	119	37
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Open - Site Assessment				
Global Id: SL603798747				
JAN & SCHUYLER COMPA	9240 WHITMORE ST	N 1/4 - 1/2 (0.273 mi.)	V123	38
Database: CPS-SLIC, Date of Government Version: 12/10/2018				
Facility Status: Open - Inactive				
Global Id: SL603798780				
SOUTHERN CALIFORNIA	9407 WHITMORE ST	N 1/4 - 1/2 (0.289 mi.)	V125	39
Database: CPS-SLIC, Date of Government Version: 12/10/2018				

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 TRAILE	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>
EL MONTE DISPOSAL SE	STORAGE YARD, MAPLE	SE 1/2 - 1 (0.913 mi.)	155	51

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

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

N 0 - 1/8 (0.078 mi.)

E22

14

9432 GARVOY BLVD

NE 0 - 1/8 (0.081 mi.)

B25

15

9432 GARVEY AVE

NE 0 - 1/8 (0.081 mi.)

B27

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

SSE 1/8 - 1/4 (0.207 mi.)

M98

31

2526 ROSEMEAD BLVD

SSE 1/8 - 1/4 (0.207 mi.)

M99

32

LA VICTORIA FOODS

LA VICTORIA FOODS IN

Facility Id: 00000047138

9133 E GARVY AVENUE

WNW 1/8 - 1/4 (0.248 mi.)

U114

35

240 S SIXTH AVE

WNW 1/8 - 1/4 (0.248 mi.)

U116

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	2640 TROY AVE	SSW 0 - 1/8 (0.038 mi.)	A2	10
Facility Status: Historical				
MARTINEZ MATTRESS	2671 TROY AVE	SW 0 - 1/8 (0.043 mi.)	C6	10
SUPERIOR AUTO PARTS	2637 ROSEMEAD BLVD	SSE 0 - 1/8 (0.063 mi.)	A17	13
Facility Status: Historical				
WIEZBISKI JOHN/JANET	2656 ROSEMEAD BLVD	SSE 0 - 1/8 (0.083 mi.)	A28	15
Facility Status: Historical				
ON THE SPOT	2656 ROSEMEAD BLVD	SSE 0 - 1/8 (0.083 mi.)	A29	16
Facility Status: Historical				
A-WARE CHARTER	2656 ROSEMEAD BLVD	SSE 0 - 1/8 (0.083 mi.)	A31	16
Facility Status: Historical				
ROY'S BODY SHOP	2656 ROSEMEAD BLVD	SSE 0 - 1/8 (0.083 mi.)	A32	16
Facility Status: Historical				
VACATION ENTERPRISES	2650 ROSEMEAD BLVD	SSE 0 - 1/8 (0.085 mi.)	A33	16
Facility Status: Historical				
ADVANCE SCREW PRODUC	2650 ROSEMEAD BLVD	SSE 0 - 1/8 (0.085 mi.)	A34	17
SBICCA OF CALIFORNIA	2620 ROSEMEAD BLVD	SSE 0 - 1/8 (0.096 mi.)	F36	17
Facility Status: Historical				
KECK & SCHMIDT TOOL	2610 TROY AVE	SSW 0 - 1/8 (0.097 mi.)	G37	17
BOLCO ATHLETIC CO.,	2638 LEE AVE	WSW 0 - 1/8 (0.098 mi.)	H48	20
Facility Status: Historical				
LUV MANUFACTURING	2611 ROSEMEAD BLVD	S 0 - 1/8 (0.102 mi.)	F51	21
Facility Status: Historical				
BIRKESTRAND, INC.	2705 LEE AVE	W 0 - 1/8 (0.109 mi.)	K60	23
Facility Status: Historical				
JUSTIN, INC.	2663 LEE AVE	WSW 0 - 1/8 (0.112 mi.)	H61	23
Facility Status: Historical				
TRU-CUT GRINDING	2651 LEE AVE	WSW 0 - 1/8 (0.113 mi.)	H62	23
Facility Status: Historical				
ITAL CUSTOM CABINETS	2651 LEE AVE	WSW 0 - 1/8 (0.113 mi.)	H63	24
Facility Status: Historical				
VACANT BUILDING	2620 LEE AVE	SW 0 - 1/8 (0.116 mi.)	H64	24
Facility Status: Historical				
DIAMOND CAMSHAFT	2749 LEE AVE	WNW 0 - 1/8 (0.117 mi.)	D65	24
Facility Status: Historical				
SPARTAN TERMITE CONT	9329 FERN ST	SSW 0 - 1/8 (0.118 mi.)	G66	24
HARBOR SEAL CO.	2755 LEE AVE	WNW 0 - 1/8 (0.118 mi.)	D67	24
Facility Status: Historical				
CROWN EQUIPMENT AND	2645 LEE AVE	WSW 0 - 1/8 (0.119 mi.)	H68	25
Facility Status: Historical				
W.H. ALIGOOD COMPANY	2645 LEE AVE	WSW 0 - 1/8 (0.119 mi.)	H69	25
Facility Status: Historical				
GENERAL METAL ENGRAV	9254 GARVEY AVE	WNW 1/8 - 1/4 (0.132 mi.)	L74	26
Facility Status: Historical				
CGK INC DBA PARADISE	9220 MABEL AVE	W 1/8 - 1/4 (0.142 mi.)	K78	27
Facility Status: Historical				
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.

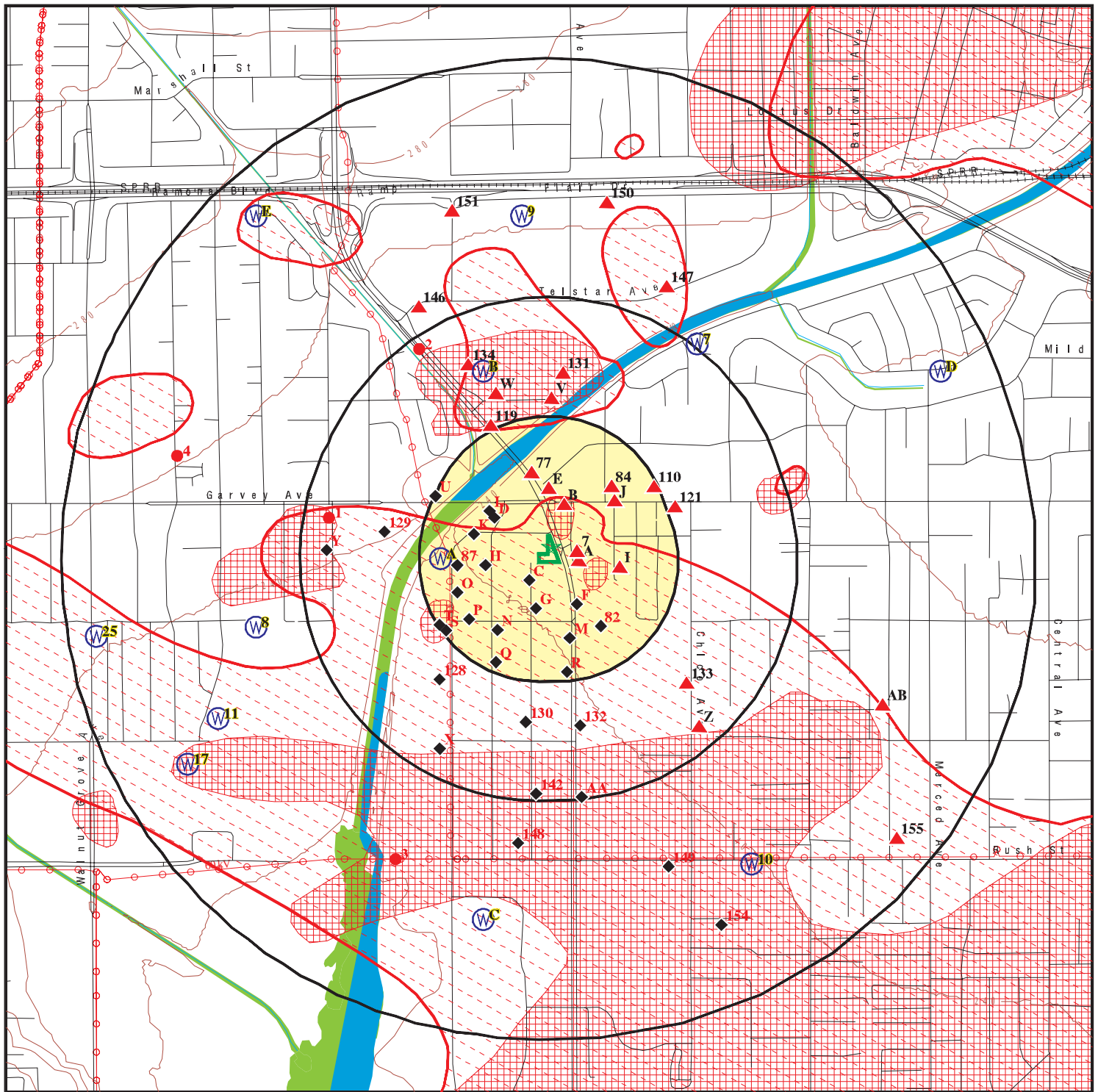
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TANIGUCHI JACK K	9401 GARVEY AVE	N 0 - 1/8 (0.098 mi.)	E40	18
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SUPERIOR STD TRANSM	2637 ROSEMEAD BLVD	SSE 0 - 1/8 (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



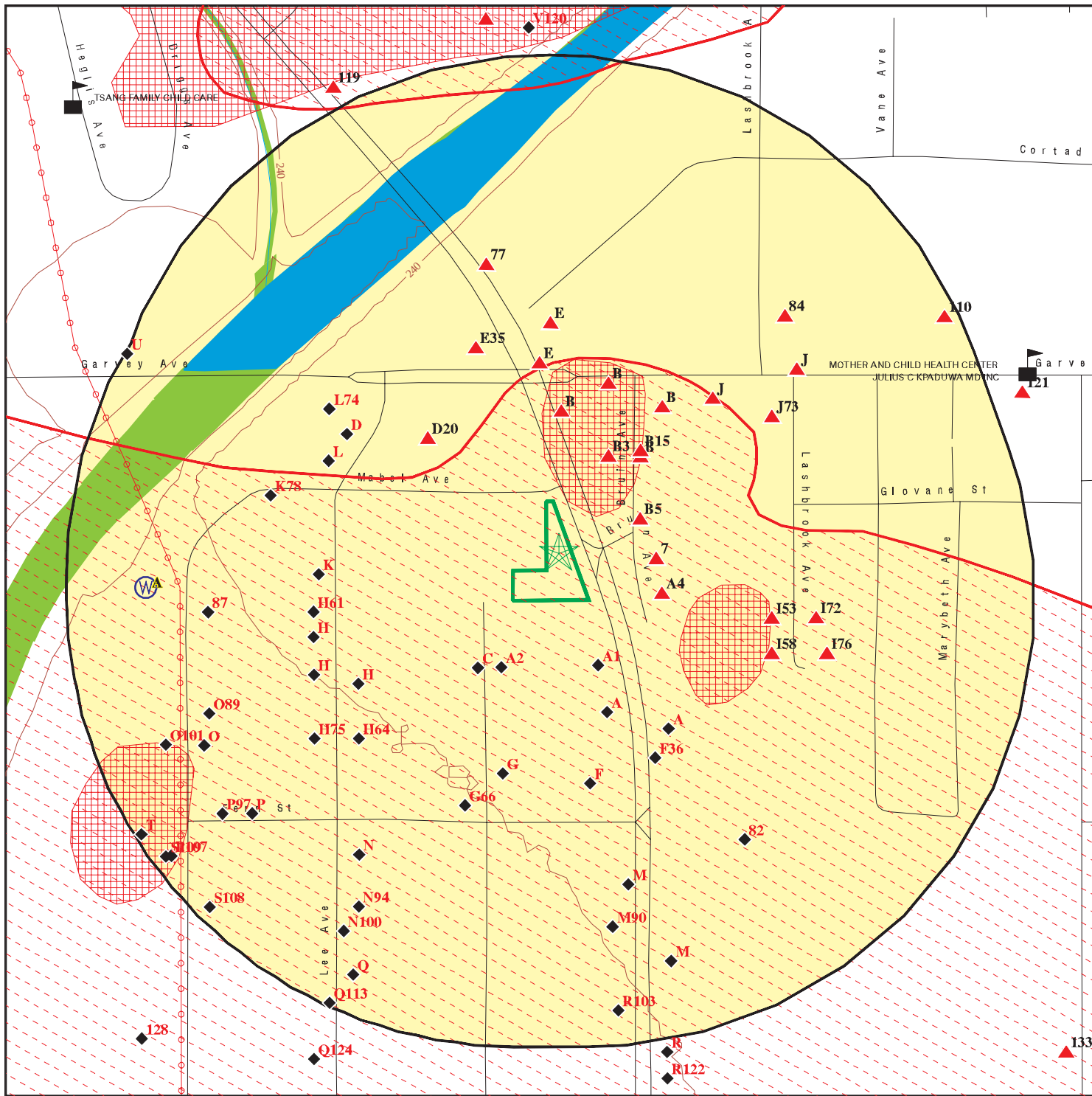
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year 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

0 1/1

 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
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<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</i>								
RESPONSE	1.000		0	0	0	2	NR	2
<i>State- and tribal - equivalent CERCLIS</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
State and tribal registered storage tank lists								
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
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
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
Local Lists of Hazardous waste / Contaminated Sites								
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
Local Lists of Registered Storage Tanks								
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
Local Land Records								
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

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		4	0	4	NR	NR	8
LOS ANGELES CO. HMS	0.001		0	NR	NR	NR	NR	0
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	1	NR	1
LA Co. Site Mitigation	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		38	33	NR	NR	NR	71
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals --		0	83	50	32	14	0	179
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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 ID
Direction
Distance
Elevation

MAP FINDINGS

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 ID
Direction
Distance
Elevation

MAP FINDINGS

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

WIP S106765583
N/A

Relative:
Lower

[Click here for full text details](#)

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

WIP S106766172
N/A

Relative:
Higher

[Click here for full text details](#)

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

WIP S106766173
N/A

Relative:
Higher

[Click here for full text details](#)

WIP

Facility Status: Historical

B5
ENE
< 1/8
0.042 mi.
224 ft.

SMOG CENTER
2722 N BRUIN AVE
SOUTH EL MONTE, CA 91733

WIP S106766102
N/A

Relative:
Higher

[Click here for full text details](#)

WIP

Facility Status: Historical

C6
SW
< 1/8
0.043 mi.
225 ft.

MARTINEZ MATTRESS
2671 TROY AVE
SOUTH EL MONTE, CA 91733

WIP S106765643
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

WIP S106766167
N/A

Relative:
Higher

[Click here for full text details](#)

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

WIP S106766099
N/A

Relative:
Higher

[Click here for full text details](#)

WIP

Facility Status: Historical

B9
North
< 1/8
0.051 mi.
270 ft.

THE LUBE JOB
2750 ROSEMEAD BLVD
EL MONTE, CA 91733

RCRA-SQG 1000857252
FINDS CAD983624701
ECHO

Relative:
Higher

[Click here for full text details](#)

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

AST A100426295
N/A

Relative:
Higher

[Click here for full text details](#)

B11
North
< 1/8
0.051 mi.
270 ft.

KARLS AUTO DETAIL
2750 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

SWEEPS UST U002279506
LOS ANGELES CO. HMS N/A

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

WIP
Facility Status: Historical

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

WIP **S106766174**
N/A

Relative:
Higher

[Click here for full text details](#)

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

EDR Hist Auto **1021032618**
N/A

Relative:
Lower

[Click here for full text details](#)

A17
SSE
< 1/8
0.063 mi.
335 ft.

SUPERIOR AUTO PARTS & TRANSM.
2637 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

WIP **S106766003**
N/A

Relative:
Lower

[Click here for full text details](#)

WIP

Facility Status: Historical

B18
NNE
< 1/8
0.073 mi.
387 ft.

CHEVRON #20-6008 (FORMER)
9420 GARVEY
SOUTH EL MONTE, CA 91733

LUST **S102523280**
HIST CORTESE **N/A**

Relative:
Higher

[Click here for full text details](#)

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

LUST **S103891215**
N/A

Relative:
Higher

[Click here for full text details](#)

LUST

Status: Case Closed
Facility Id: R-04640
Global ID: T0603704648

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	MAP FINDINGS		
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

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

WIP S106766169
N/A

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

A30
SSE
< 1/8
0.083 mi.
440 ft.

JOHN WIEZBISKI
2656 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

SWEEPS UST S102058935
LOS ANGELES CO. HMS N/A

Relative:
Lower

[Click here for full text details](#)

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

WIP S106766171
N/A

Relative:
Lower

[Click here for full text details](#)

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

WIP S106766170
N/A

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

A33
SSE
< 1/8
0.085 mi.
448 ft.

VACATION ENTERPRISES
2650 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

WIP S106766060
N/A

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

SWEEPS UST S106765248
WIP N/A

WIP
Facility Status: Historical

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

RCRA-SQG 1004675845
HAZNET CAR000077735

HAZNET
GEPAID: CAR000077735

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

UST U004049256
N/A

Relative:
Higher

[Click here for full text details](#)

UST
Facility Id: 1946

E40
North
< 1/8
0.098 mi.
518 ft.

TANIGUCHI JACK K
9401 GARVEY AVE
EL MONTE, CA 91733

EDR Hist Auto 1020620352
N/A

Relative:
Higher

[Click here for full text details](#)

E41
North
< 1/8
0.098 mi.
518 ft.

CIRCLE K STORES INC. SITE #2211227
9401 E GARVEY AVE
EL MONTE, CA 91733

UST U004265354
N/A

Relative:
Higher

[Click here for full text details](#)

UST
Facility Id: LACoFA0012306

E42
North
< 1/8
0.098 mi.
518 ft.

MOBIL #18-MWJ
9401 GARVEY AVENUE
SOUTH EL MONTE, CA 91733

UST U004271160
N/A

Relative:
Higher

[Click here for full text details](#)

E43
North
< 1/8
0.098 mi.
518 ft.

EXXONMOBIL OIL CORP
9401 E GARVEY AVE
EL MONTE, CA 91733

RCRA-LQG 1007200224
FINDS CAL000056278

Relative:
Higher

[Click here for full text details](#)

RCRA-LQG
EPA Id: CAL000056278

FINDS
Registry ID:: 110055787536

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

LUST **S102433631**
N/A

Relative:
Higher

[Click here for full text details](#)

LUST
Status: Case Closed
Facility Id: I-01946
Global ID: T0603702817

E45
North
< 1/8
0.098 mi.
518 ft.

JACK TANIGUCHI 14-879
9401 GARVEY AVE
EL MONTE, CA 91733

HIST UST **U001569470**
N/A

Relative:
Higher

[Click here for full text details](#)

HIST UST
Facility Id: 00000040055

E46
North
< 1/8
0.098 mi.
518 ft.

MOBIL #18-MWJ
9401 GARVEY AVE.
SOUTH EL MONTE, CA 91733

LUST **S109426509**
N/A

Relative:
Higher

[Click here for full text details](#)

LUST
Status: Completed - Case Closed
Global Id: T0603758039

E47
North
< 1/8
0.098 mi.
518 ft.

MOBIL OIL CO
9401 GARVEY AVE
SOUTH EL MONTE, CA 91733

SWEEPS UST **S104537056**
LOS ANGELES CO. HMS **N/A**

Relative:
Higher

[Click here for full text details](#)

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 1946

LOS ANGELES CO. HMS
Facility ID: 001871-I01946
Facility Status: Removed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H48
WSW
< 1/8
0.098 mi.
519 ft.

BOLCO ATHLETIC CO., INC.
2638 LEE AVE
SOUTH EL MONTE, CA 91733

EMI **S106765425**
WIP **N/A**

Relative:
Lower

[Click here for full text details](#)

EMI
Facility Id: 69850

WIP
Facility Status: Historical

H49
WSW
< 1/8
0.098 mi.
519 ft.

LA TRIM INC
2638 LEE AVE
SOUTH EL MONTE, CA 91733

RCRA NonGen / NLR **1000594570**
FINDS **CAD983584111**
ECHO
LOS ANGELES CO. HMS

Relative:
Lower

[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

E50
North
< 1/8
0.100 mi.
529 ft.

CALTRANS ROSEMEAD DS
NE CORNER ROSEMEAD BLVD. AND GARVEY AVE.
SOUTH EL MONTE, CA

SWF/LF **S106079130**
N/A

Relative:
Higher

[Click here for full text details](#)

SWF/LF
Operational Status: Closed
Regulation Status: Unpermitted
Facility ID: 19-AA-5066

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR

EPA Id: CAT080012776

FINDS

Registry ID:: 110006188017

ECHO

Registry ID: 110006188017

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

WIP S106765227
N/A

Relative:
Higher

[Click here for full text details](#)

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

RCRA-SQG 1000432150
FINDS CAD028124121
ECHO

Relative:
Higher

[Click here for full text details](#)

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

WIP S106765190
N/A

Relative:
Higher

[Click here for full text details](#)

WIP

Facility Status: Historical

I58
ESE
< 1/8
0.107 mi.
564 ft.

ROCAM, INC.
2655 LASHBROOK AVE
SOUTH EL MONTE, CA 91733

WIP S106766101
N/A

Relative:
Higher

[Click here for full text details](#)

WIP

Facility Status: Historical

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

RCRA-SQG
FINDS
ECHO

1000269798
CAD982488611

Relative:
Lower

[Click here for full text details](#)

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

WIP S106765420
N/A

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

H61
WSW
< 1/8
0.112 mi.
590 ft.

JUSTIN, INC.
2663 LEE AVE
SOUTH EL MONTE, CA 91733

WIP S106765719
N/A

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

H62
WSW
< 1/8
0.113 mi.
599 ft.

TRU-CUT GRINDING
2651 LEE AVE
SOUTH EL MONTE, CA 91733

WIP S106766047
N/A

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

WIP S106765658
N/A

Relative:
Lower

[Click here for full text details](#)

WIP

Facility Status: Historical

H64
SW
< 1/8
0.116 mi.
612 ft.

VACANT BUILDING
2620 LEE AVE
SOUTH EL MONTE, CA 91733

WIP S106765450
N/A

Relative:
Lower

[Click here for full text details](#)

WIP

Facility Status: Historical

D65
WNW
< 1/8
0.117 mi.
616 ft.

DIAMOND CAMSHAFT
2749 LEE AVE
SOUTH EL MONTE, CA 91733

WIP S106765824
N/A

Relative:
Lower

[Click here for full text details](#)

WIP

Facility Status: Historical

G66
SSW
< 1/8
0.118 mi.
622 ft.

SPARTAN TERMITE CONTROL
9329 FERN ST
SOUTH EL MONTE, CA 91733

WIP S106765983
N/A

Relative:
Lower

[Click here for full text details](#)

D67
WNW
< 1/8
0.118 mi.
623 ft.

HARBOR SEAL CO.
2755 LEE AVE
SOUTH EL MONTE, CA 91733

WIP S106765661
N/A

Relative:
Lower

[Click here for full text details](#)

WIP

Facility Status: Historical

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

SWEEPS UST

Comp Number: 14400

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

WIP S102813900
N/A

Relative:
Higher

[Click here for full text details](#)

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

WIP S106766097
N/A

Relative:
Higher

[Click here for full text details](#)

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

WIP S106765628
N/A

Relative:
Lower

[Click here for full text details](#)

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

RCRA-SQG 1000886266
FINDS CA0000134809
ECHO
HAZNET

Relative:
Lower

[Click here for full text details](#)

RCRA-SQG

EPA Id: CA0000134809

FINDS

Registry ID:: 110002613878

ECHO

Registry ID: 110002613878

HAZNET

GEPAID: CA0000134809

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

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

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

UST U004049590
N/A

Relative:
Higher

[Click here for full text details](#)

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

LUST S106669697
LOS ANGELES CO. HMS N/A

Relative:
Higher

[Click here for full text details](#)

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

WIP S106765482
N/A

Relative:
Lower

[Click here for full text details](#)

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

WIP S106766033
N/A

Relative:
Lower

[Click here for full text details](#)

84
NE
1/8-1/4
0.166 mi.
879 ft.

UNITED TIRE & AUTO CENTER
9501 GARVEY AVE
SOUTH EL MONTE, CA 91733

WIP S106765430
N/A

Relative:
Higher

[Click here for full text details](#)

WIP
Facility Status: Historical

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

N85
SSW
1/8-1/4
0.166 mi.
879 ft.

OK AUTO GROUP INC
2558 LEE AVE
SOUTH EL MONTE, CA 91733

RCRA-CESQG

1018155024
CAL000343623

Relative:
Lower

[Click here for full text details](#)

RCRA-CESQG
EPA Id: CAL000343623

M86
SSE
1/8-1/4
0.169 mi.
893 ft.

TRIO CARBURETOR
2545 ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

RCRA-SQG
FINDS
ECHO

1000596740
CAD983607193

Relative:
Lower

[Click here for full text details](#)

RCRA-SQG
EPA Id: CAD983607193

FINDS

Registry ID:: 110002861948

ECHO

Registry ID: 110002861948

87
West
1/8-1/4
0.171 mi.
902 ft.

MPH ELECTRONICS INC.
2660 LOMA AVE
SOUTH EL MONTE, CA 91733

WIP **S106765793**
N/A

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

N88
SSW
1/8-1/4
0.177 mi.
935 ft.

COATINGS RESOURCE CORP.
2552 LEE AVE
SOUTH EL MONTE, CA 91733

CPS-SLIC **S106484525**
WIP **N/A**

Relative:
Lower

[Click here for full text details](#)

CPS-SLIC
Facility Status: Open - Inactive
Global Id: SL603798709

[Click here to access the California GeoTracker records for this facility](#)

WIP
Facility Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

WIP S106765655
N/A

Relative:
Lower

[Click here for full text details](#)

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

WIP S106765976
N/A

Relative:
Lower

[Click here for full text details](#)

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

WIP S106765737
N/A

Relative:
Lower

[Click here for full text details](#)

P92
SW
1/8-1/4
0.189 mi.
996 ft.

TOPAZ PRECISION, INC.
9229 FERN ST
SOUTH EL MONTE, CA 91733

WIP S106766038
N/A

Relative:
Lower

[Click here for full text details](#)

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

WIP S106765652
N/A

Relative:
Lower

[Click here for full text details](#)

WIP

Facility Status: Historical

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

N94 RODRIGUEZ BROTHER'S DISPOSAL
SSW 2542 LEE AVE
1/8-1/4 SOUTH EL MONTE, CA 91733
0.192 mi.
1014 ft.

WIP S106765931
N/A

Relative:
Lower

[Click here for full text details](#)

O95 A-AUTO SERVICE
WSW 2618 LOMA AVE
1/8-1/4 SOUTH EL MONTE, CA 91733
0.193 mi.
1018 ft.

WIP S106765304
N/A

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

O96 IMPERIAL LAMINATORS
WSW 2620 LOMA AVE
1/8-1/4 SOUTH EL MONTE, CA 91733
0.194 mi.
1024 ft.

WIP S106765681
N/A

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

P97 OLIVER MACHINE WORKS
SW 9215 FERN ST
1/8-1/4 SOUTH EL MONTE, CA 91733
0.202 mi.
1066 ft.

WIP S106765847
N/A

Relative:
Lower

[Click here for full text details](#)

M98 SUNSET LADDER CO
SSE 2526 NO ROSEMEAD BLVD
1/8-1/4 SOUTH EL MONTE, CA 91733
0.207 mi.
1094 ft.

SWEEPS UST S102058838
HIST UST N/A
LOS ANGELES CO. HMS
WIP

Relative:
Lower

[Click here for full text details](#)

SWEEPS UST
Status: A
Comp Number: 9157

LOS ANGELES CO. HMS
Facility ID: 009354-009157
Facility Status: Removed

WIP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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
EMI
LOS ANGELES CO. HMS

1000138891
CAD000043158

[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 ID
Direction
Distance
Elevation

MAP FINDINGS

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

WIP **S106765314**
N/A

Relative:
Lower

[Click here for full text details](#)

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

WIP **S106765747**
N/A

Relative:
Lower

[Click here for full text details](#)

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

WIP **S106765662**
N/A

Relative:
Lower

[Click here for full text details](#)

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

RCRA-SQG **1000301905**
FINDS **CAD009635764**
ECHO

Relative:
Lower

[Click here for full text details](#)

RCRA-SQG

EPA Id: CAD009635764

FINDS

Registry ID: 110002637503

ECHO

Registry ID: 110002637503

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

PEST LIC
WIP S106765488
N/A

Relative:
Lower

[Click here for full text details](#)

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

EMI
WIP S106765849
N/A

Relative:
Lower

[Click here for full text details](#)

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

SWEEPS UST
PEST LIC S106932542
N/A

Relative:
Lower

[Click here for full text details](#)

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

WIP S106765592
N/A

Relative:
Higher

[Click here for full text details](#)

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

WIP S106765493
N/A

Relative:
Lower

[Click here for full text details](#)

WIP

Facility Status: Historical

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T112
SW
1/8-1/4
0.246 mi.
1299 ft.

DON CONIGLIO CO INC
2563 LOMA AVE
SOUTH EL MONTE, CA 91733

RCRA-SQG
FINDS
ECHO
LOS ANGELES CO. HMS

1000886380
CA0000203430

Relative:
Lower

[Click here for full text details](#)

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
SSW
1/8-1/4
0.248 mi.
1307 ft.

JFC CUSTOM FURNITURE REFINISH
2519 N LEE AVE
SOUTH EL MONTE, CA 91733

WIP **S106765708**
N/A

Relative:
Lower

[Click here for full text details](#)

WIP
Facility Status: Historical

U114
WNW
1/8-1/4
0.248 mi.
1309 ft.

LA VICTORIA FOODS
9133 E GARVY AVENUE
ROSEMEAD, CA 91770

HIST UST **S118412147**
N/A

Relative:
Lower

[Click here for full text details](#)

U115
WNW
1/8-1/4
0.248 mi.
1309 ft.

LA VICTORIA
9133 E GARVEY AVE
ROSEMEAD, CA 91770

WDS **S104539261**
WIP **N/A**

Relative:
Lower

[Click here for full text details](#)

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 ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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 ID
Direction
Distance
Elevation

MAP FINDINGS

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

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

SWRCY

Cert Id: RC10053

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

R122
SSE
1/4-1/2
0.271 mi.
1433 ft.

HOOTER BROS ENAMELING CO INC
2460 N ROSEMEAD BLVD
SOUTH EL MONTE, CA 91733

RCRA-SQG
CPS-SLIC
EMI

1000401436
CAD008337289

Relative:
Lower

[Click here for full text details](#)

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
North
1/4-1/2
0.273 mi.
1440 ft.

JAN & SCHUYLER COMPANY
9240 WHITMORE ST
EL MONTE, CA 91731

CPS-SLIC
WIP

S106484590
N/A

Relative:
Higher

[Click here for full text details](#)

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
SSW
1/4-1/2
0.280 mi.
1479 ft.

MARGE WARNER
2459 LEE
SOUTH EL MONTE, CA 91733

LUST
HIST CORTESE
LOS ANGELES CO. HMS

S102058786
N/A

Relative:
Lower

[Click here for full text details](#)

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
WIP

S106484627
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
SWEEPS UST
HIST UST
WIP

U001569380
N/A

[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 ID
Direction
Distance
Elevation

MAP FINDINGS

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
WIP

S106484642
N/A

Relative:
Higher

[Click here for full text details](#)

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
ENVIROSTOR
SWEEPS UST
HIST UST
ICIS
FINDS
ECHO
EMI
LOS ANGELES CO. HMS
WIP

1000142725
CAD009693904

Relative:
Lower

[Click here for full text details](#)

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
EMI
WIP

1001615085
N/A

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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
EMI
ENF
CIWQS
WIP

S102003949
N/A

Relative:
Higher

[Click here for full text details](#)

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
WIP

S106484586
N/A

Relative:
Lower

[Click here for full text details](#)

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
WIP

S106766187
N/A

Relative:
Higher

[Click here for full text details](#)

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 ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

134
NNW
1/4-1/2
0.396 mi.
2091 ft.

Relative:
Higher

APPLIED COATINGS LININGS INC
3224 N ROSEMEAD BLVD
EL MONTE, CA 91731

[Click here for full text details](#)

CPS-SLIC
SWEEPS UST
HIST UST
CA FID UST
LOS ANGELES CO. HMS
NPDES
CIWQS
WIP

S101618881
N/A

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.

Relative:
Lower

ZACKY FOODS CO
2325 LOMA AVE N
SOUTH EL MONTE, CA 91733

[Click here for full text details](#)

LUST S111711317
N/A

LUST

Status: Completed - Case Closed
Global Id: T0603792888

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

Relative:
Lower

[Click here for full text details](#)

RCRA-SQG
LUST
SWEEPS UST
HIST UST
FINDS
ECHO
WDS

1000273364
CAD981672876

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

Relative:
Lower

[Click here for full text details](#)

CPS-SLIC
ENF
HIST CORTESE

S100872739
N/A

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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 ID
Direction
Distance
Elevation

MAP FINDINGS

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Lower

[Click here for full text details](#)

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
LUST
HIST UST
ICIS
US AIRS
FINDS
ECHO

1000249956
CAD028126977

Relative:
Lower

[Click here for full text details](#)

RCRA-SQG

EPA Id: CAD028126977

LUST

Status: Pollution Characterization
Facility Id: 107.0266
Global ID: T0603700161

HIST UST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

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

Relative:
Lower

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

147
NNE
1/2-1
0.577 mi.
3049 ft.

MICRO GAGE INC
9537 TELSTAR AVE
EL MONTE, CA 91731

RCRA-SQG
ENVIROSTOR
CPS-SLIC
FINDS
ECHO
HAZNET
WIP

1000365891
CAD066248287

Relative:
Higher

[Click here for full text details](#)

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

1000177592
CAD981450562

EMI
LOS ANGELES CO. HMS
NPDES
WDS
CIWQS
WIP

[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
ENVIROSTOR
Cortese

S107143058
N/A

Relative:
Higher

[Click here for full text details](#)

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

Relative:
Higher

[Click here for full text details](#)

ENVIROSTOR

Facility Id: 71003529

Status: Refer: Other Agency

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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

ENVIROSTOR **S122221852**
N/A

Relative:
Higher

[Click here for full text details](#)

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

ENVIROSTOR **1000594211**
ENF **N/A**
WIP

Relative:
Lower

[Click here for full text details](#)

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

RESPONSE **S100351189**
ENVIROSTOR **N/A**
HIST Cal-Sites

Relative:
Higher

[Click here for full text details](#)

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	01/13/2014
CA	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		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, Victorv	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 Regional 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 Transportation, Office of Pipeline	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 Services, 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).

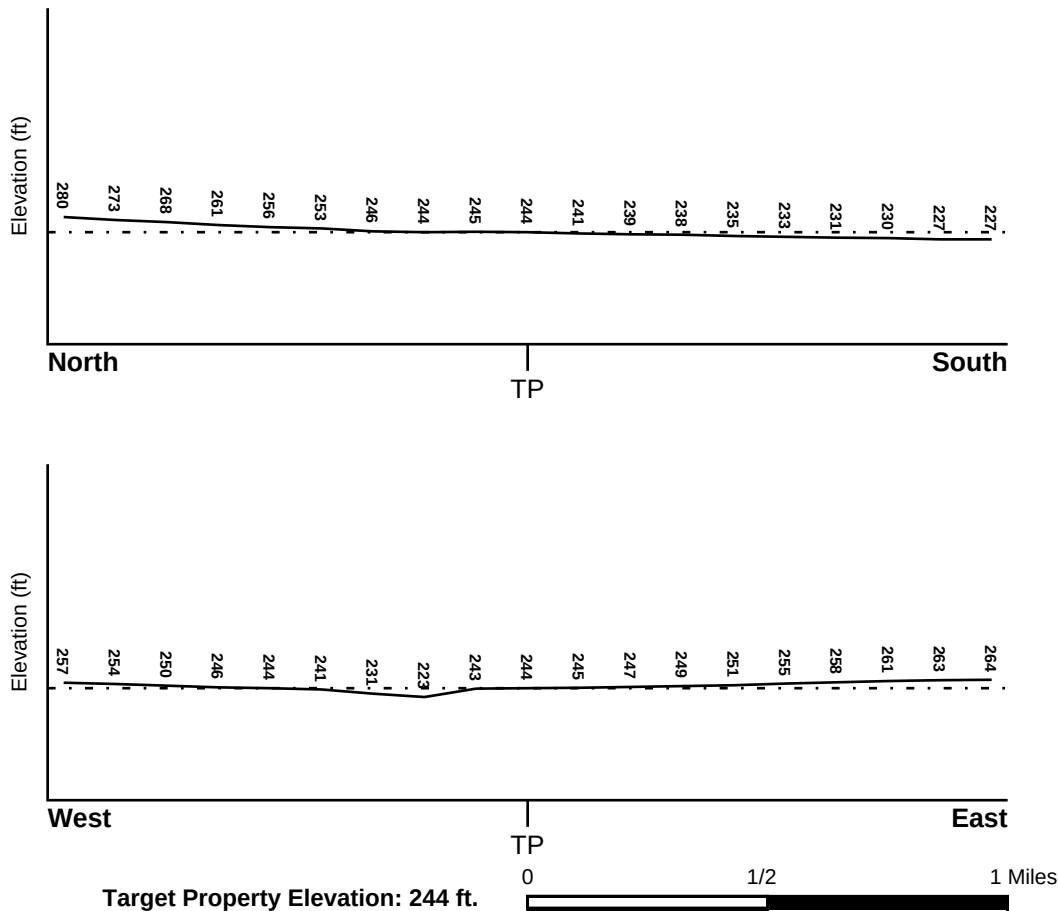
TOPOGRAPHIC INFORMATION

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		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

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	CADW600000005164	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

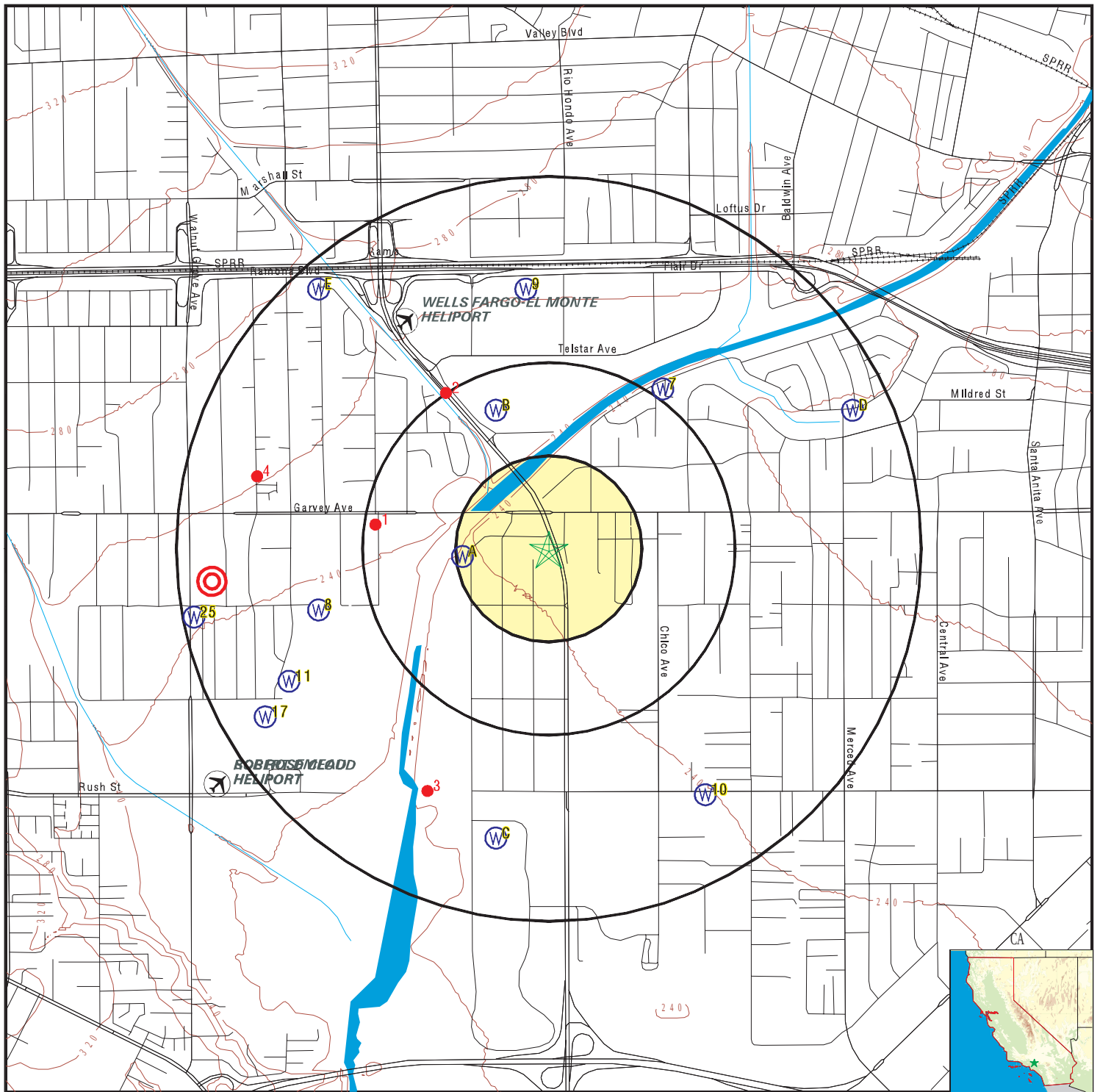
MAP ID	WELL ID	LOCATION FROM TP
D19	1378	1/2 - 1 Mile ENE
D20	1393	1/2 - 1 Mile ENE
D21	1397	1/2 - 1 Mile ENE
D22	1394	1/2 - 1 Mile ENE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
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

[Click here for full text details](#)

OIL_GAS

CAOG11000204925

2

NNW
1/2 - 1 Mile

[Click here for full text details](#)

OIL_GAS

CAOG11000204712

3

SSW
1/2 - 1 Mile

[Click here for full text details](#)

OIL_GAS

CAOG11000214172

4

WNW
1/2 - 1 Mile

[Click here for full text details](#)

OIL_GAS

CAOG11000214124

A1

West
1/8 - 1/4 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000140359

A2

West
1/8 - 1/4 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000140339

A3

West
1/8 - 1/4 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000140340

A4

West
1/4 - 1/2 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000140341

B5

NNW
1/4 - 1/2 Mile
Higher

[Click here for full text details](#)

CA WELLS

1386

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

B6
NNW
1/4 - 1/2 Mile
Higher

[Click here for full text details](#)

CA WELLS

1395

7
NE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000140459

8
WSW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000140300

9
North
1/2 - 1 Mile
Higher

[Click here for full text details](#)

CA WELLS

1385

10
SSE
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

CADW60000005164

11
WSW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000140246

C12
South
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

1423

C13
South
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

1392

C14
South
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

1424

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 IRRA 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.

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APPENDIX F

HYDROLOGY AND WATER QUALITY STUDIES

HYDROLOGY REPORT

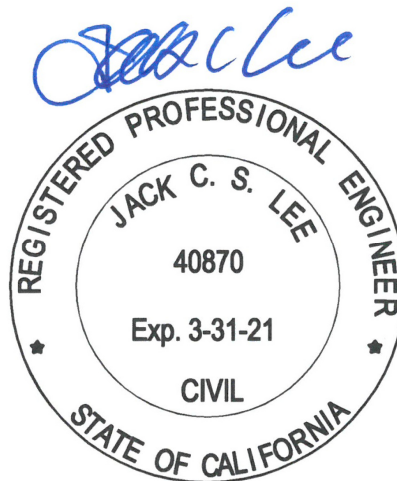
DATE 07/28/2020

JOB ADDRESS:

2727 Rosemead Blvd.,
South El Monte, CA

PREPARED BY:

Cal Land Engineering, Inc.
576 E. Lambert Road,
Brea, Ca 92821

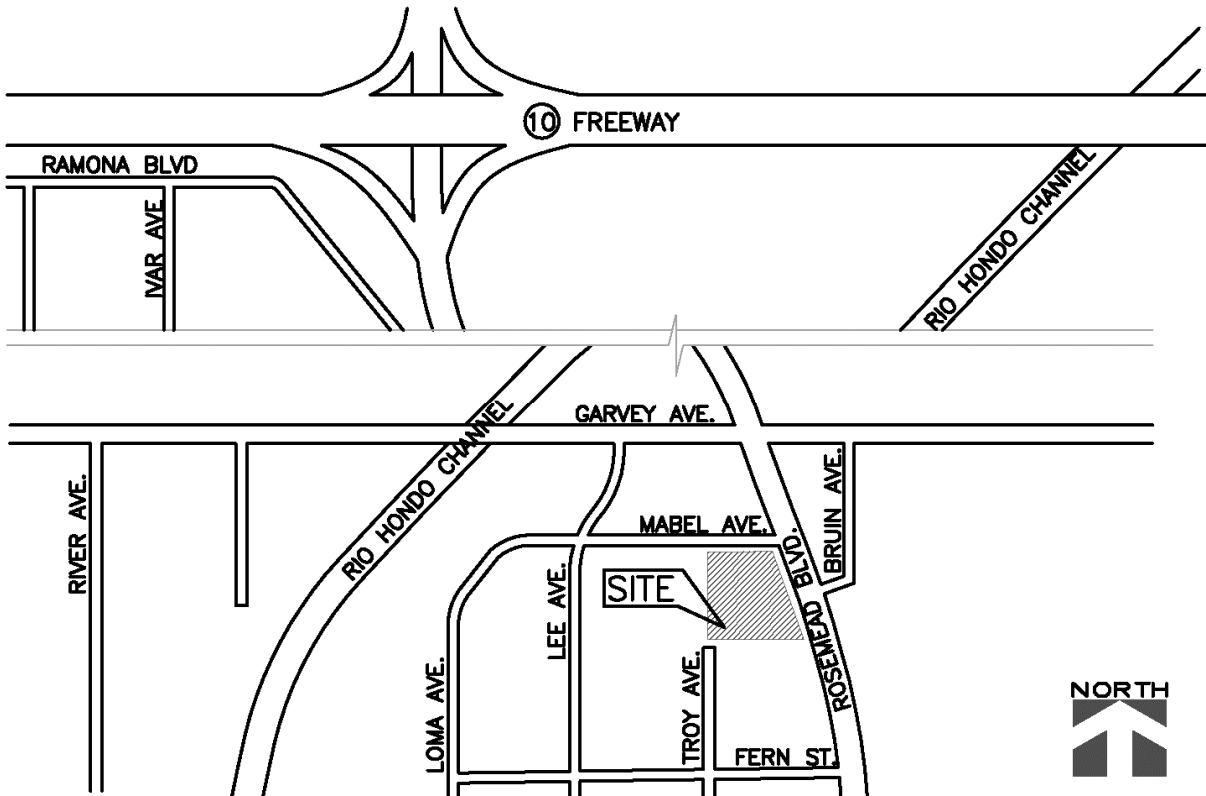


Introduction

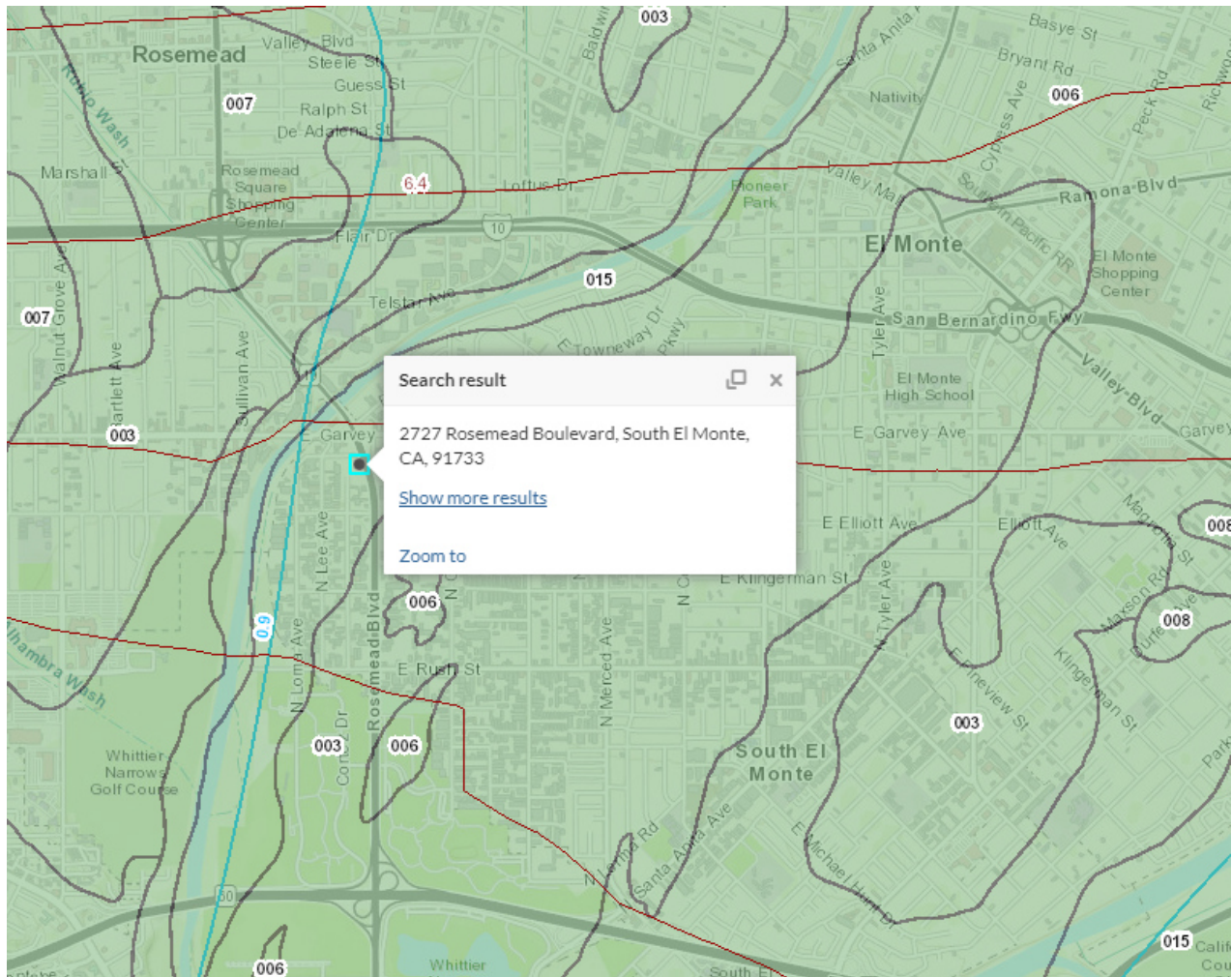
The project site is located in the City of South El Monte as shown on the map below.

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.

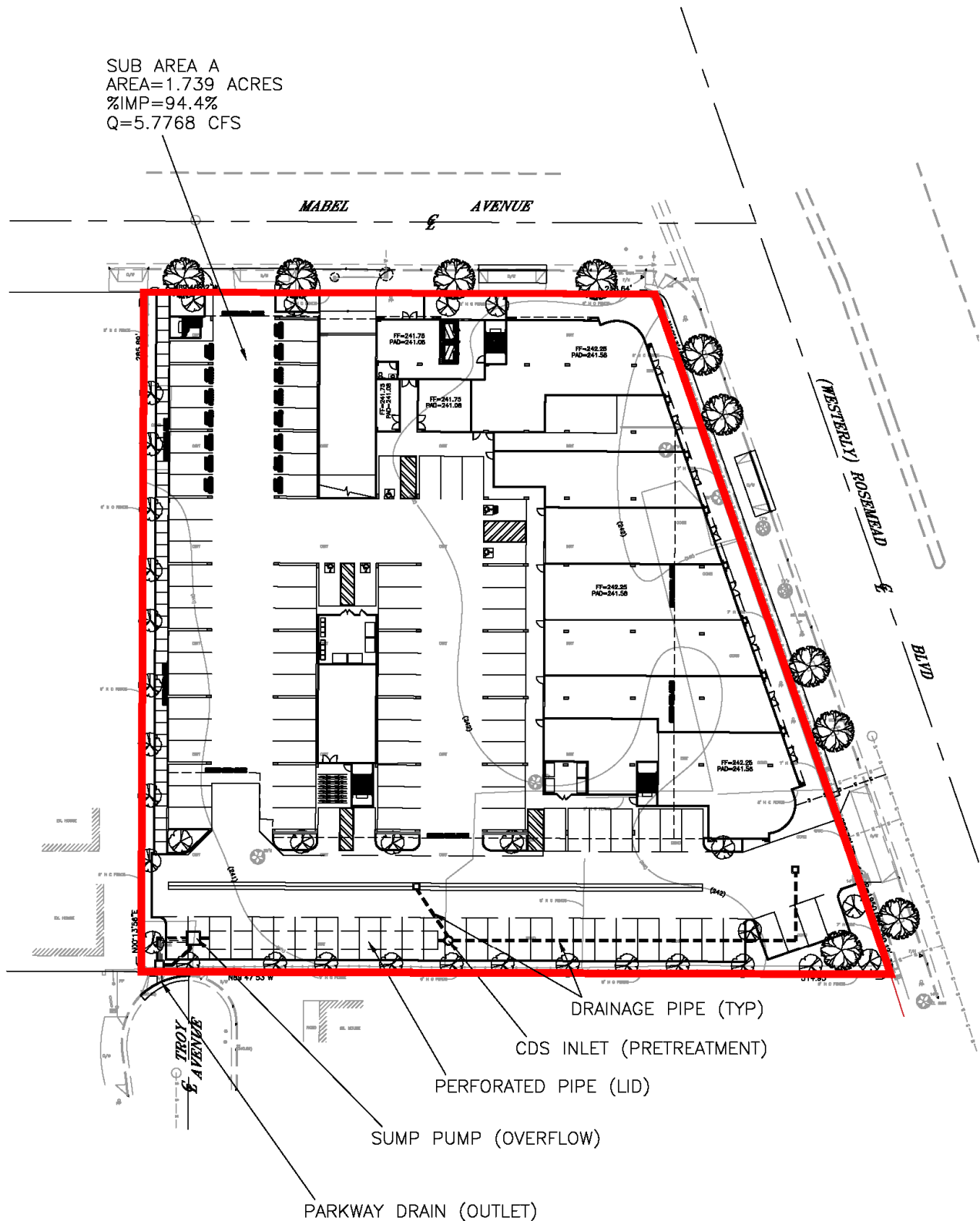
For this project, all proposed drainage will drain towards Troy Avenue.



Hydrology Map



Drainage Map



Hydrologic Analysis

Peak Flow Hydrologic Analysis

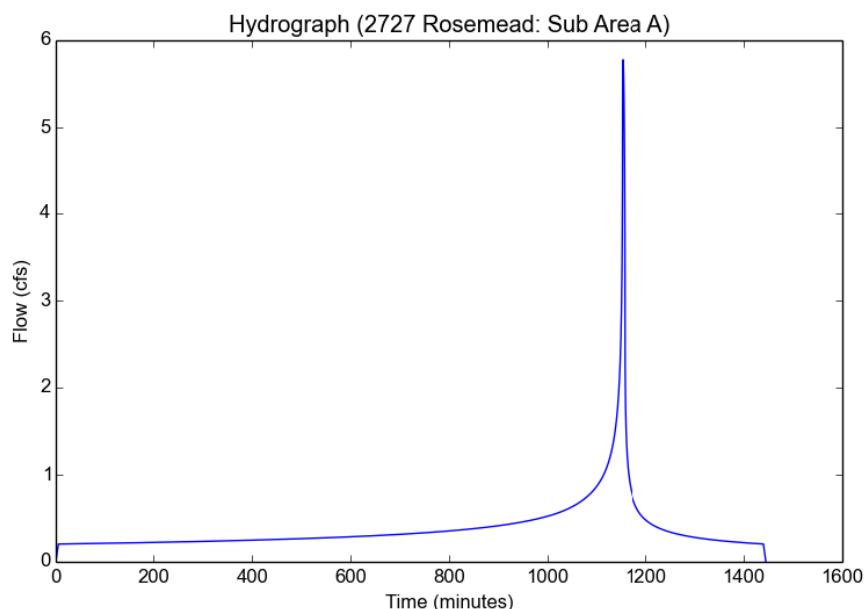
File location: C:/Calland/Ramon/2020/South El Monte/Rosemead 2727/Entitlement/Hydrology/2727 Rosemead - Sub Area A.pdf
Version: HydroCalc 0.3.0-beta

Input Parameters

Project Name	2727 Rosemead
Subarea ID	Sub Area A
Area (ac)	1.739
Flow Path Length (ft)	289.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.2
Percent Impervious	0.944
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.2
Peak Intensity (in/hr)	3.6991
Undeveloped Runoff Coefficient (Cu)	0.865
Developed Runoff Coefficient (Cd)	0.898
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	5.7768
Burned Peak Flow Rate (cfs)	5.7768
24-Hr Clear Runoff Volume (ac-ft)	0.7681
24-Hr Clear Runoff Volume (cu-ft)	33457.3974



Hydraulic Calculations

15" PVC Pipe for Sub Area A

n= 0.009 for PVC pipe
 $V = (1.49/0.009) \times (R)^{2/3} \times (S)^{1/2}$ ft/sec
 $Q = V \times A_p$ cfs
 $A = 1.227$ $P = 3.927$ $R = 1.227/3.927 = 0.312$ $S = 0.005$
 $V = (1.49/0.009) \times (0.312)^{2/3} \times (0.005)^{1/2} = 5.39$
 $Q = 5.39 \times 1.227 = 6.61$ 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
 $V = (1.49/0.012) \times (R)^{2/3} \times (S)^{1/2}$ ft/sec
 $Q = V \times A_p$ cfs
 $A = 1.333$ $P = 8.667$ $R = 1.333/8.667 = 0.154$ $S = 0.02$
 $V = (1.49/0.012) \times (0.154)^{2/3} \times (0.02)^{1/2} = 5.05$
 $Q = 5.05 \times 1.333 = 6.73$
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 $2,593 \text{ gpm} \times 0.16666 \times 1.25 = 540 \text{ GPM}$

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 = $80.6/100 \times 6.53$ (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

$\times 1.185$
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
a xylem brand

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

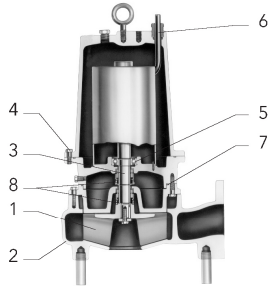
Order Number	HP	Phase	Volts	RPM	Impeller Dia. (in.)	Maximum Amps	L.R. Amps	KVA Code	Power Cable	F.L. Motor Efficiency %	Resistance		Wt. (lbs.)	
											Start	Line-Line		
WS1518D4M	1.5	1	208	1750	5.63	17.2	50.8	B	14/3	80	1.1	0.9	195	
WS1512D4M			230			14.7	29.5	E		70	1.4	1.8		
WS1538D4M		200	11.5			40.9	H	81			1.7			
WS1532D4M		3	230			10.0	40.0	F	14/4	83	NA	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		6.25	17.2	50.8	B	14/3	80	1.1	0.9	195	
WS1512D4			230			14.7	29.5	E		70	1.4	1.8		
WS1538D4		3	200			11.5	40.9	H		14/4	81	NA		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		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		14/4	81	NA		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	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	10/4	85	NA	1.3	
WS3032D4					230		14.4	49.5	H		83		1.9	
WS3034D4		3			460		7.2	24.8	H	14/4	83		7.5	
WS3037D4			575		5.8		17.3	G	78		11.6			
WS5012D4	5	1	230		7.25	26.5	57.7	A	10/3	80	1.0	0.8	213	
WS5038D4			200			19.1	73.9	F		10/4	84	NA		0.9
WS5032D4		3	230			16.6	63.6	E	85		1.2			
WS5034D4			460			8.3	31.8	E	14/4	85	4.8			
WS5037D4			575			6.6	22.8	E		80	7.4			
WS7532D4		7.5	3			230	7.69	23.0	105.0	G	10/4		83	NA
WS7534D4	460				11.5	52.5		G	83	2.8				
WS7537D4	575				9.2	42.0		F	84	4.4				

PAGE 2

Goulds Water Technology

Wastewater

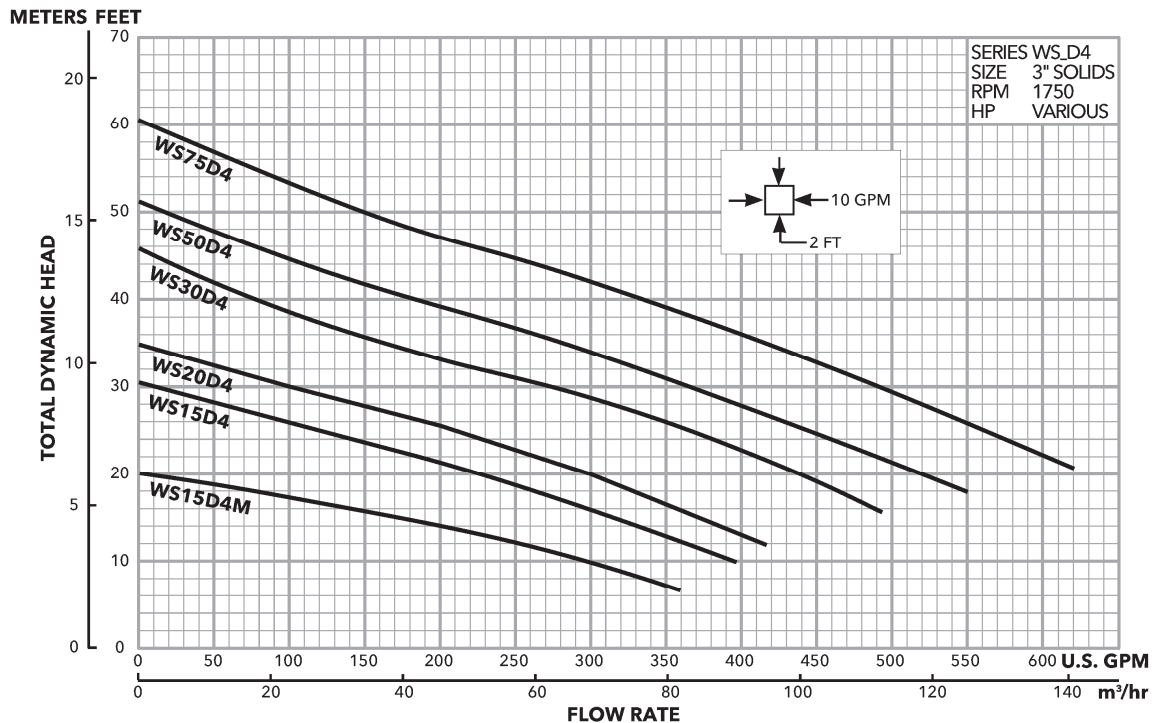
MATERIALS OF CONSTRUCTION



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	Service	Rotary	Stationary	Elastomers	Metal Parts
	OPT	Heavy duty	Silicon Carbide	Tungsten Carbide	BUNA-N	300 Series SS
	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
	35				160	275
	40				80	175
	45					85
	50					155
	55					80

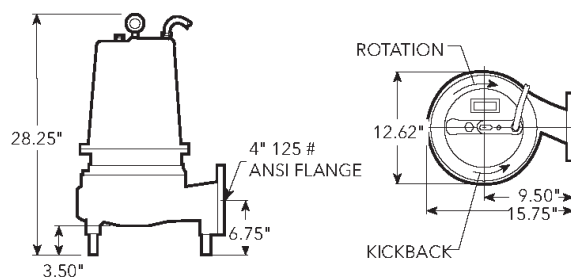


APPLICATION DATA AND CONSTRUCTION DETAILS

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	Type SJTOW: single phase, 1½ and 2 HP
(See Motor Information for AWG data/size.)	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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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

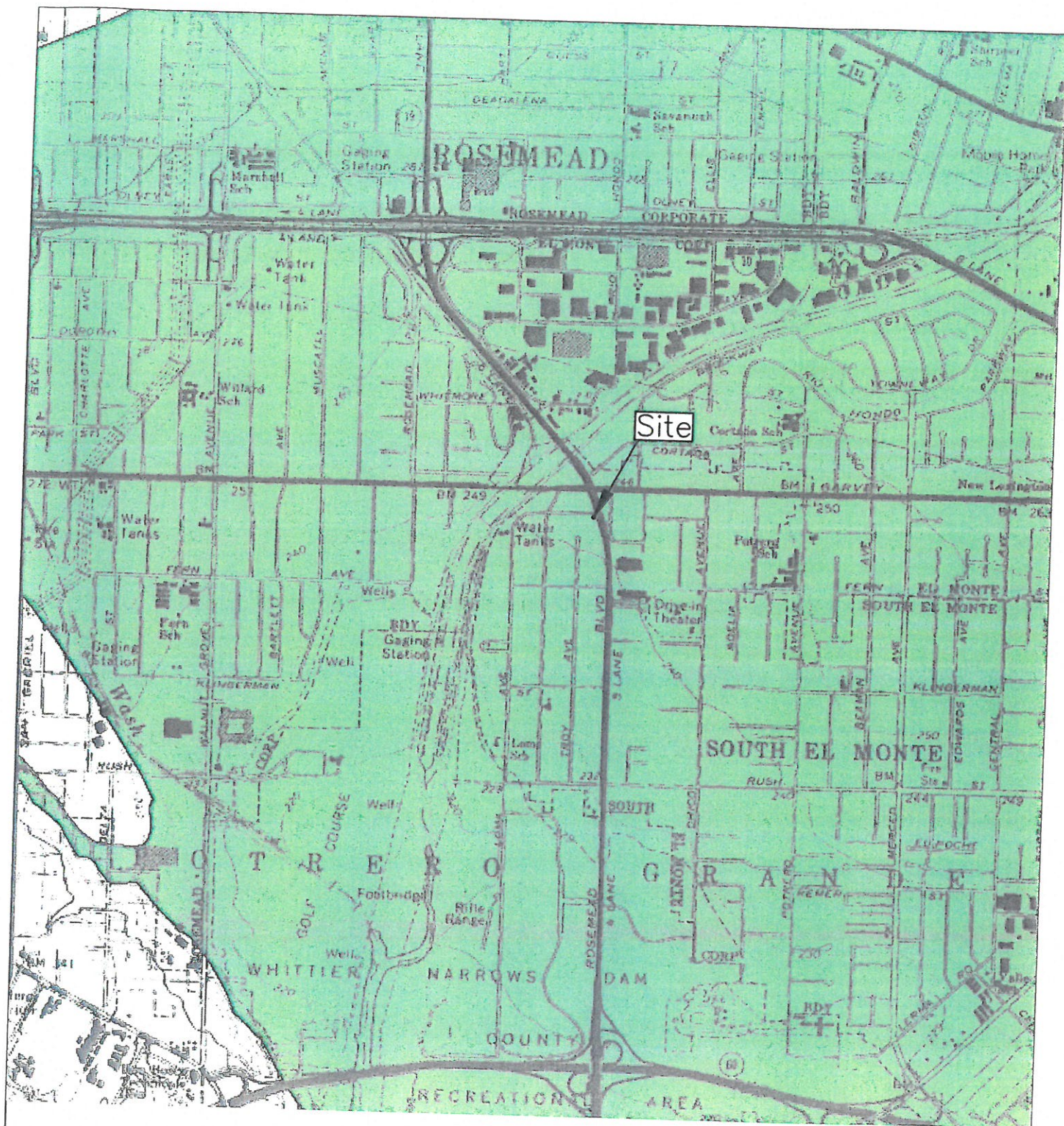


Abe Kazemzadeh
Project Engineer

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

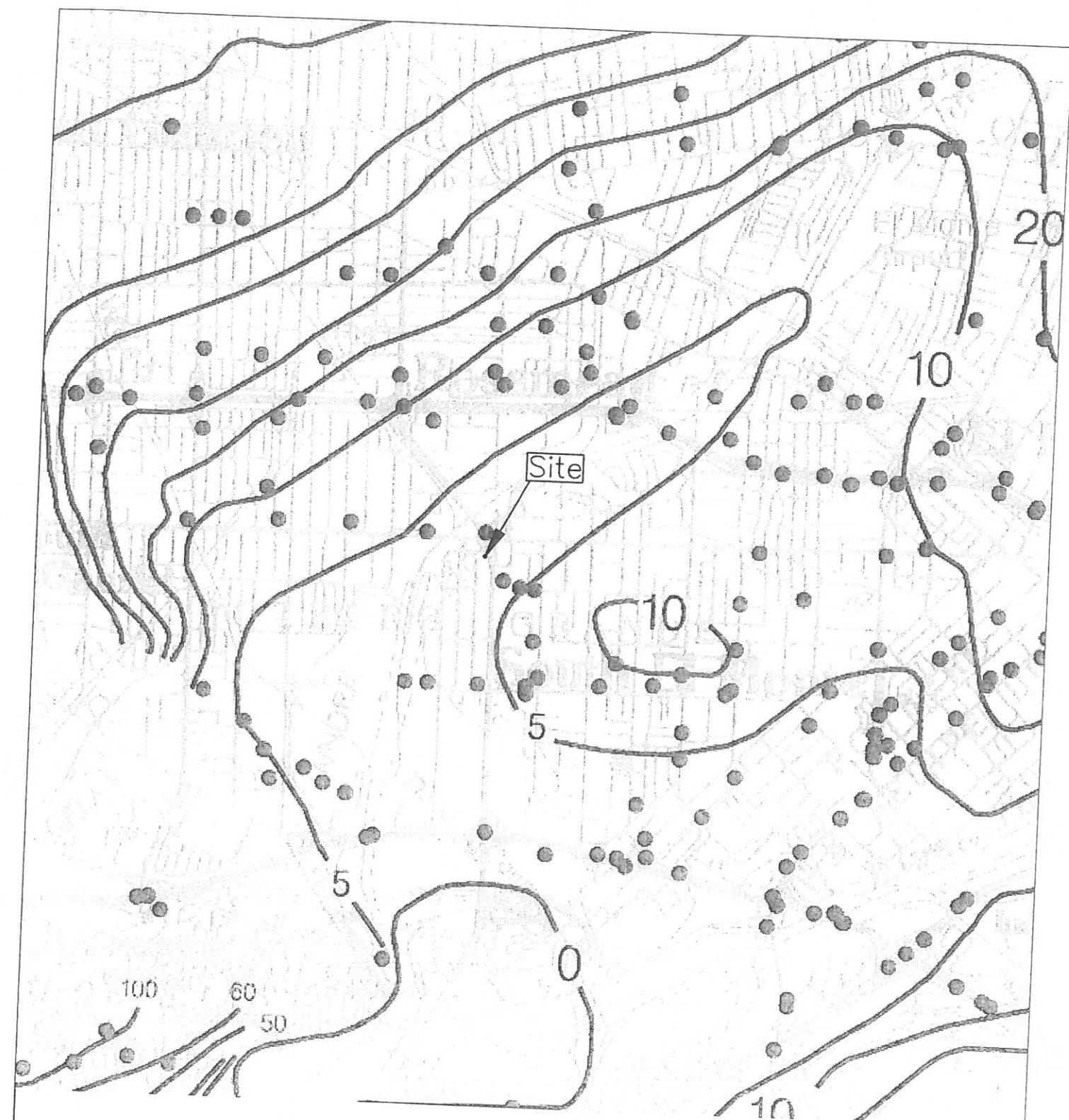
Geotechnical, Environmental & Civil
Engineering Services

Project Address:
APN: 5281-002-005, 006,
009, 010, 011 & 018
2727 Rosemead Blvd
South El Monte, California

Site Location Map

7/20

FIGURE 1



NOT TO SCALE

LEGEND

Maps modified from "Seismic Hazard Zones, El Monte Quadrangle"
by CDMG

Calland Engineering, Inc.
dba Quartech Consultants

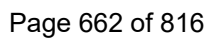
Geotechnical, Environmental & Civil
Engineering Services

Project Address:
APN: 5281-002-005, 006,
009, 010, 011 & 018
2727 Rosemead Blvd
South El Monte, California

Site Locational Map
Historical Highest Groundwater Level

7/20

FIGURE 1a



Appendix A
Boring Logs

BORING LOG B-1

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	R	10 11 12	CL/ML CL/ML CL/ML	105.6	6.4 7.2	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
5		R	7 11 16	SM	105.9	8.8	Silty sand, fine grained, light brown, slightly moist, medium dense Percent of Fines: 37.2
10		S	6 12 17	SM		4.1	Silty sand, fine grained, orange brown, slightly moist, medium dense Percent of Fines: 20.6
15		R	12 20 25	SM	106.6	2.2	Silty sand, medium grained, light brown, medium dense Percent of Fines: 14.9
20		S	8 14 20	SP/SM		1.7	Sand and silty sand, coarse grained, light brown, slightly moist, dense Percent of Fines: 10.2
25		R	11 18 27	SM	108.9	2.5	Silty sand, fine grained, light brown, slightly moist, dense Percent of Fines: 32.8
30		R	8 11 12	CL	104.9	22.2	Sandy clay, medium brown, moist, stiff Percent of Fines: 51.4 LL=29 PL=19 PI=10
35		R	7 10 14	CL	104.1	14.2	Sandy clay, medium brown, moist, stiff Percent of Fines: 56.2 LL= 31 PL= 20 PI= 11

BORING LOG B-1

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							

BORING LOG B-2

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

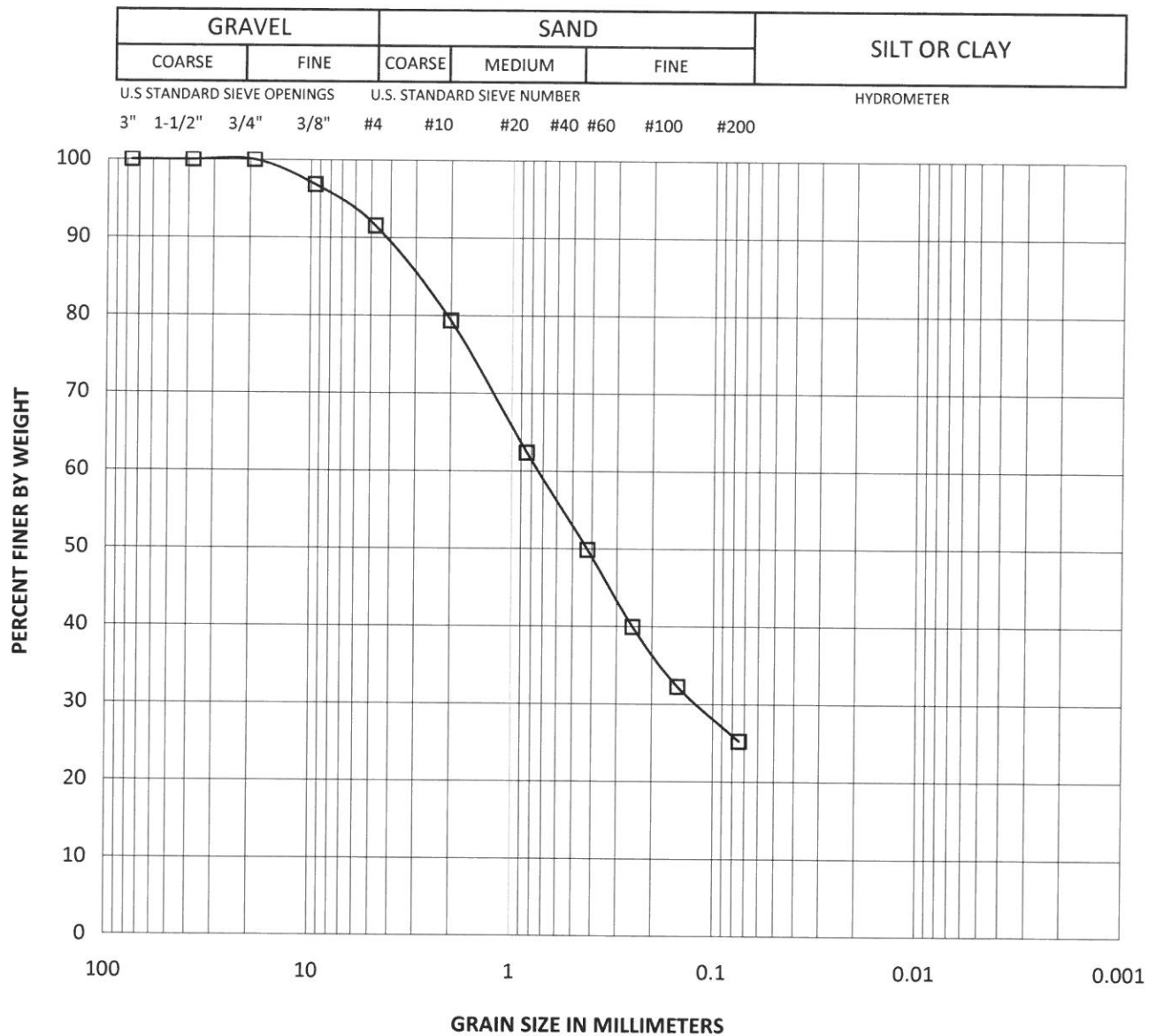
Depth (ft)	Sample			USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
	Bulk	Undisturbed	Blows/6"				
2		R	2 7 8	ML	100.3	30.6	Sandy silt, dark gray, very moist, stiff Percent of Fines: 61.7
5		S	4 8 9	ML		20.1	Sandy silt, dark gray, very moist, stiff Percent of Fines: 60.8
10		R	10 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							

Appendix B
Percolation Test Results

Project Location:	2727 Rosemead Blvd., South El Monte, CA	Boring/ Test Number	P-1	23-Jul-20	
Earth Description	Alluvium	Diameter of Boring	6"	Diameter of Casing	2"
Test By	CS	Depth of Boring		10'	
Liquid Description	Tap Water	Depth of Invert of BMP		9'	
Measurement Method	Sounder	Depth of Water Table		N/A	
		Depth of Initial Water Depth (d1)		12"	
Time Interval Standard					
Start Time for Pre-Soak	11:05 AM	Water Remaining In Boring (Y/N)		No	
Start Time for Standard	1:14 PM	Standard Time Interval Between Readings		10 Mins	

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Appendix C
Sieve Analysis



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)	
7/20	FIGURE 1

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.

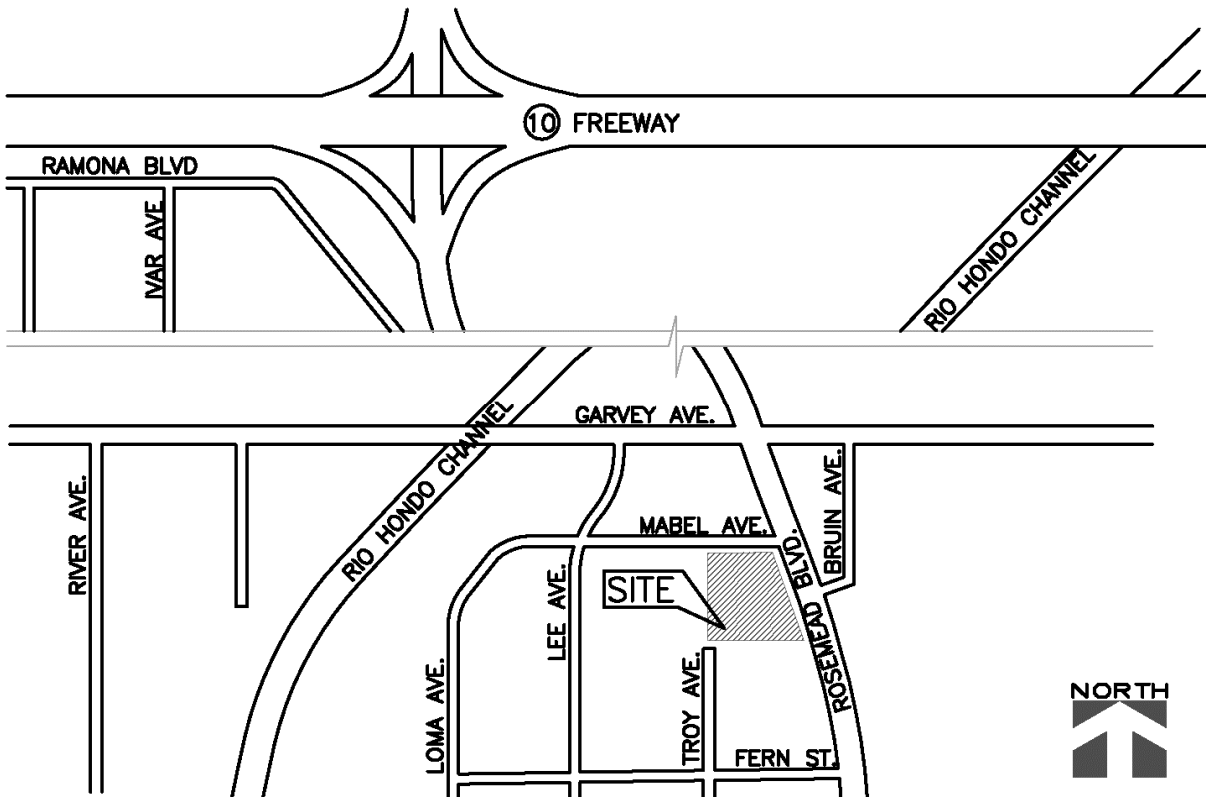
Project Designation

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"

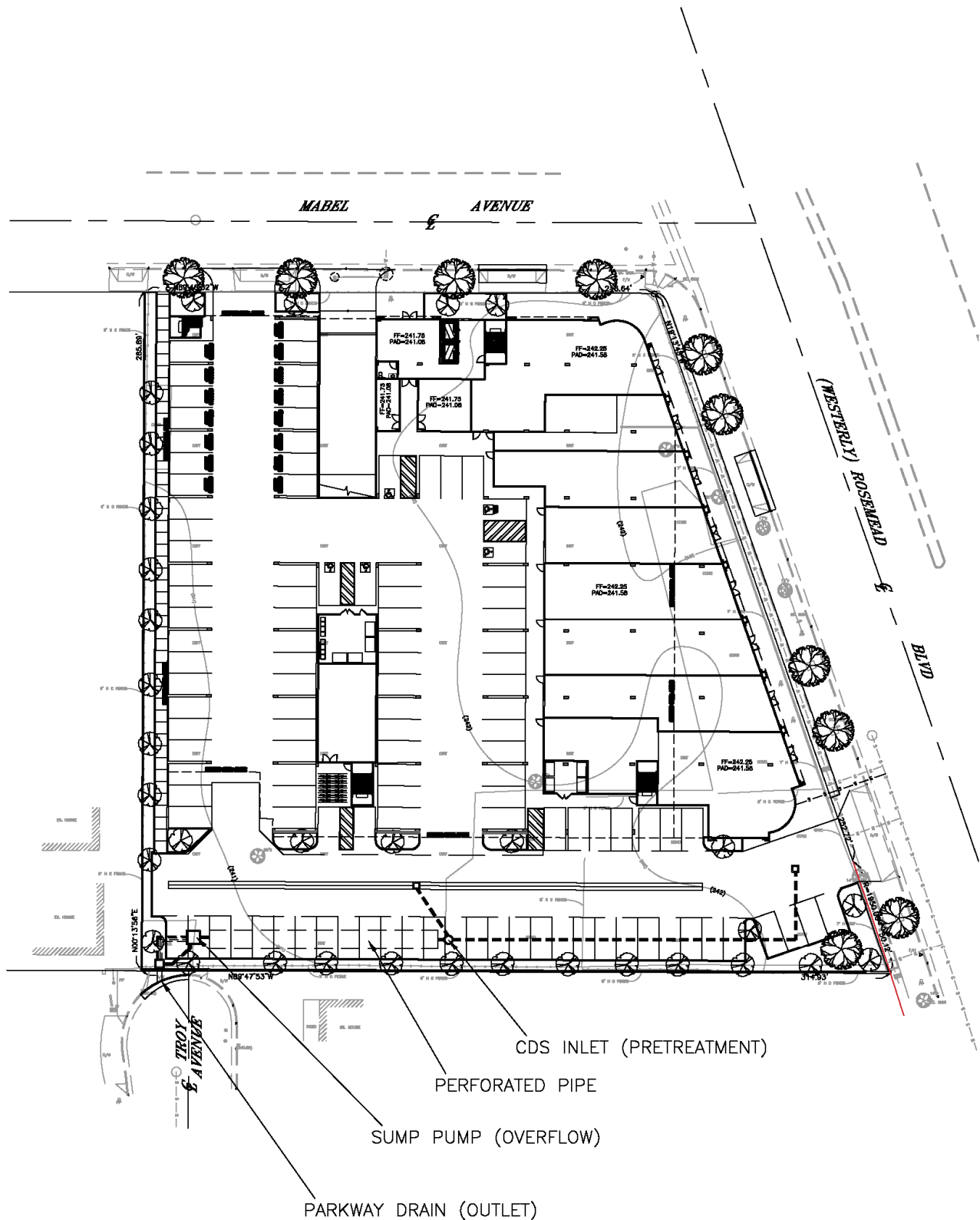
All "Designated Projects" must retain 100 percent of the SWQDv on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof unless it is demonstrated that it is technically infeasible to do so. To meet these requirements, Designated Project must:

- 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

County of Los Angeles

5-2

February 2014

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

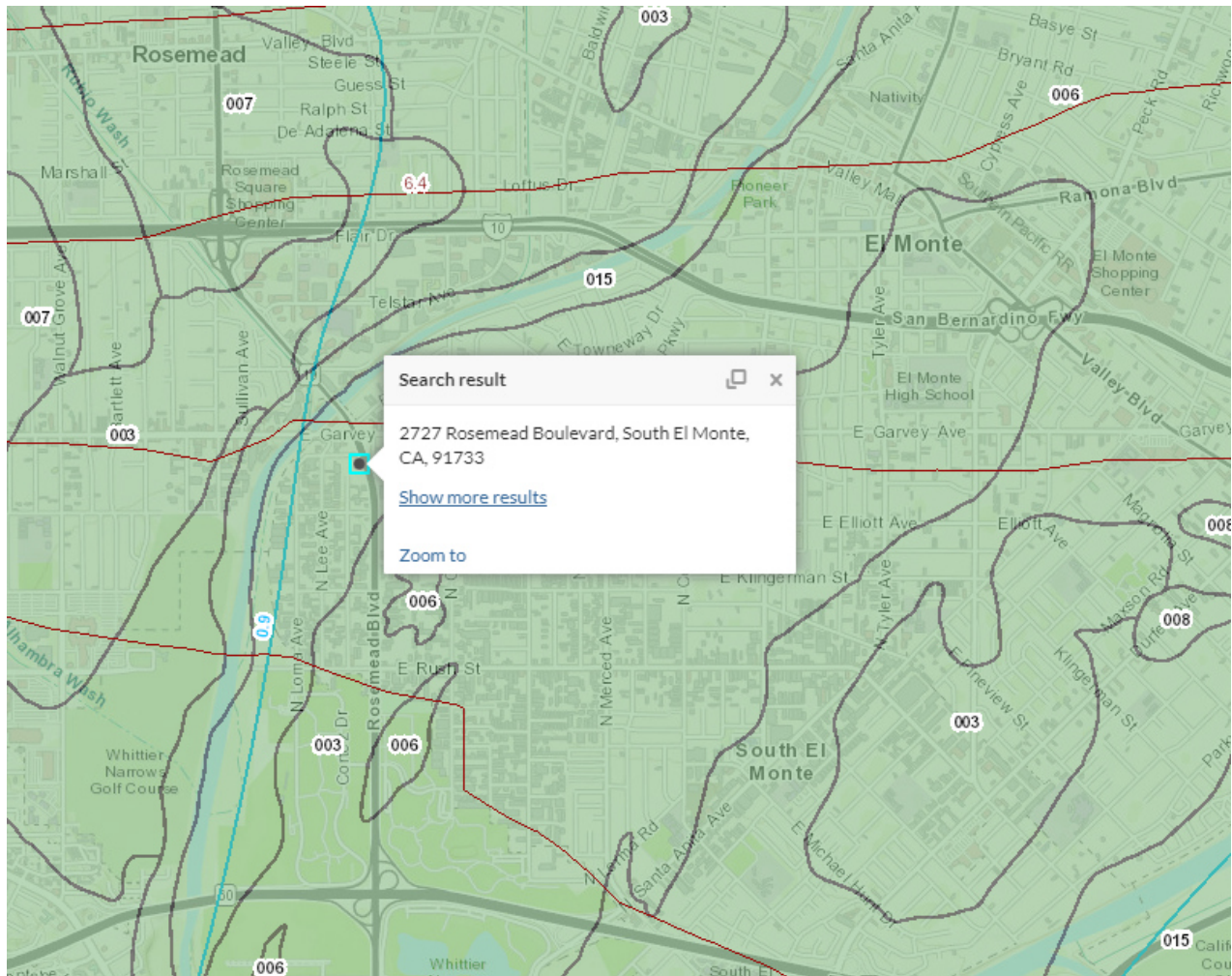
For this project, the 85th percentile, 24-hour rain event will be used, which is 1.00 inch (see page 8)

Using Hydrocalc:

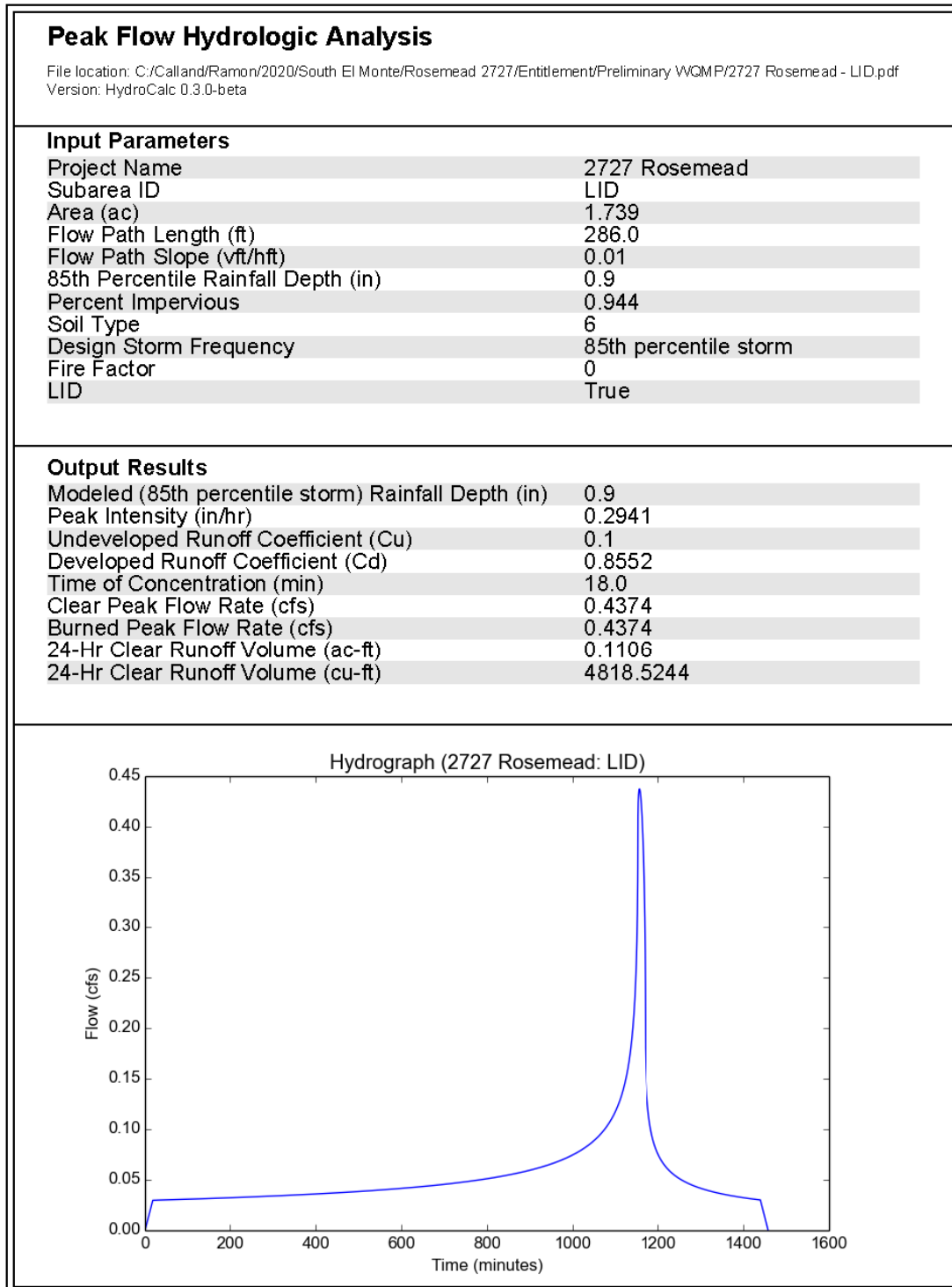
SWQDv = 4,818.52 ft³ (see page 9)

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

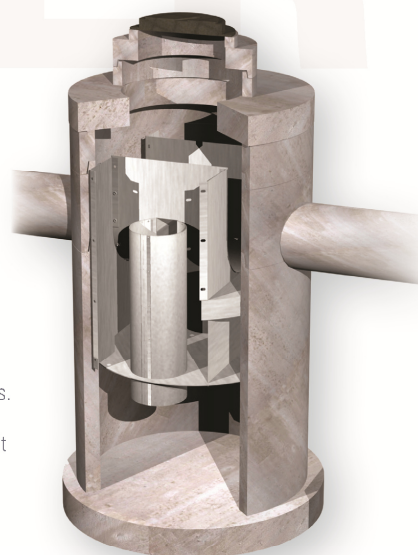
Enhanced Gravity Separation of Stormwater Pollutants in a Compact Configuration

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)



576 E. Lambert Road, Brea, California 92821; Tel: 714-671-1050; Fax: 714-671-1090

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

576 E. Lambert Road, Brea, California 92821; Tel: 714-671-1050; Fax: 714-671-1090

Service Life for Corrugated Metal Pipe

The durability of steel ...

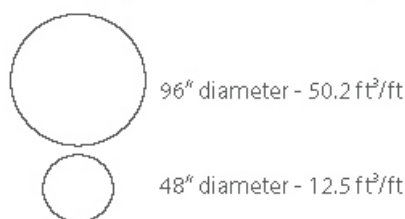
Some engineers are hesitant to use corrugated metal pipe (CMP) for infiltration because they have heard about CMP drainage culverts that have corroded due to abrasion. Factors affecting longevity differ between culvert and infiltration applications. Culverts experience high velocity flows carrying abrasive 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



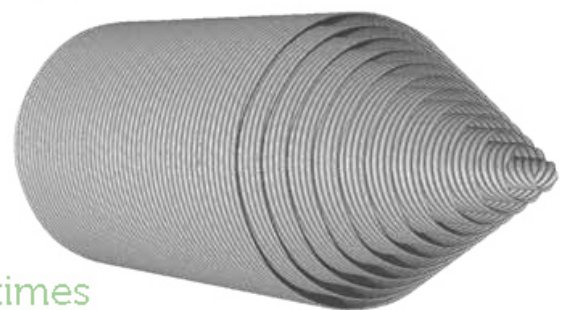
Learn More:
www.ncspa.org

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 PIPE[®] 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"

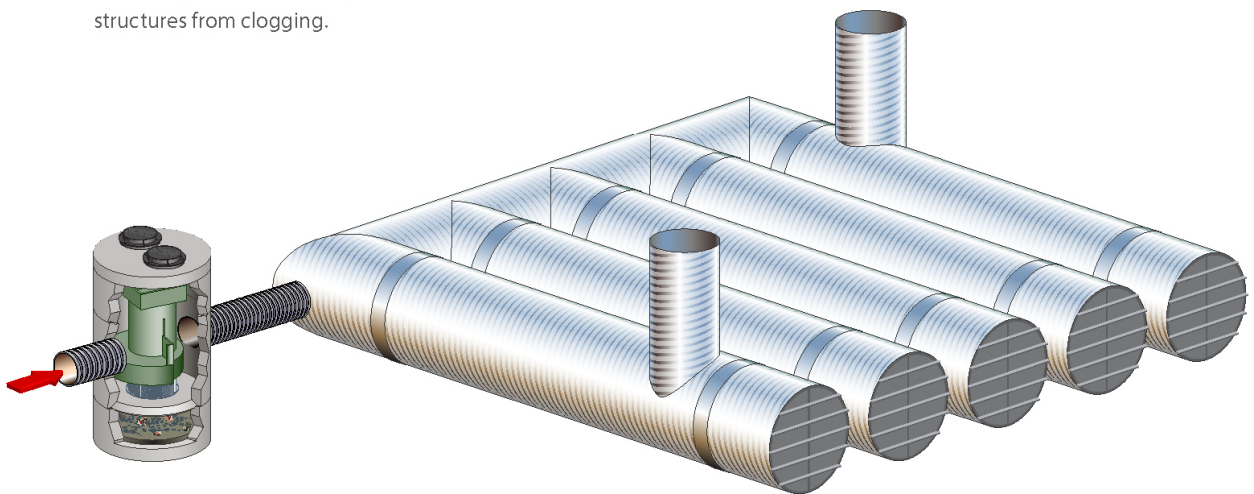
Because of its low cost and flexible configurations, CMP is the 'go to' material for stormwater detention and filtration.

Contech's CMP Detention systems maximize vertical storage space

The Need for Effective Pretreatment

Infiltration systems have multiple components, and one of the most important is pretreatment. The purpose of a pretreatment device is to prolong the life of the infiltration system by removing debris and sediment that can collect on the invert and within the stone backfill voids. Pretreatment will maintain the efficiency of an infiltration system as well as extend the life cycle, therefore preventing a premature replacement. Pretreatment also offers these additional benefits:

- Easier to clean and maintain compared to the infiltration system itself.
- Cost savings due to the extended service life of the system.
- Removing trash and debris protects downstream outlet control structures from clogging.



Pretreatment systems that are easy to maintain and do not rely on the use of geotextile fabric are preferred.

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.



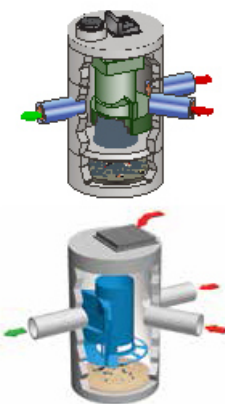
*Learn More:
www.ContechES.com/cmp-detention*

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 ☐ Good ☐ Damaged ☐ Missing	Notes:
Inlet or Outlet Blockage or Obstruction ☐ Yes ☐ No	Notes:
Floating Trash and Debris ☐ Significant ☐ Not Significant	Notes:
Floating Oils ☐ Significant ☐ Not Significant ☐ Spill	Notes:
Sediment Depth ☐ Inches of Sediment:_____	Notes:
Maintenance Requirements ☐ Yes - Schedule Maintenance ☐ 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

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QCI Project Number: 20-019-004Per

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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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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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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

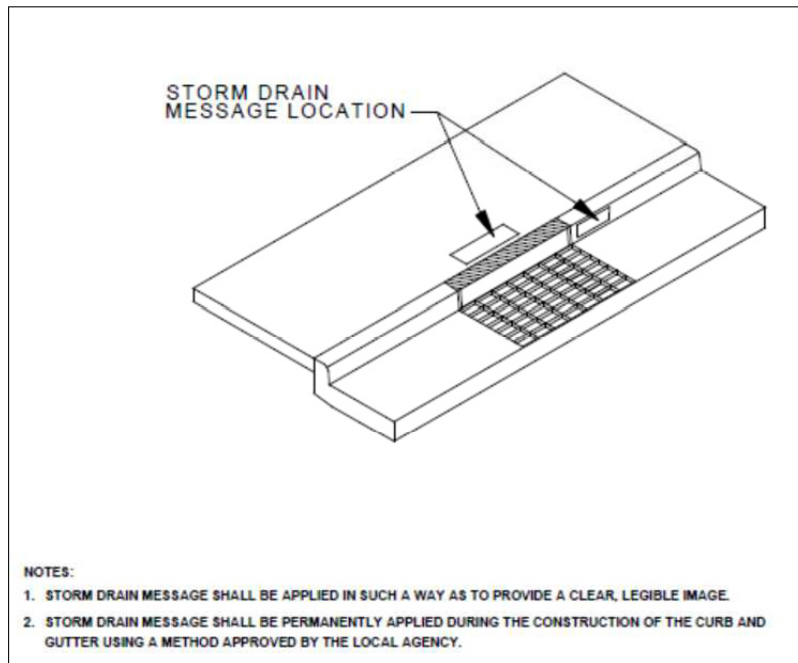


Figure D-1. Storm Drain Message Location – Curb Type Inlet

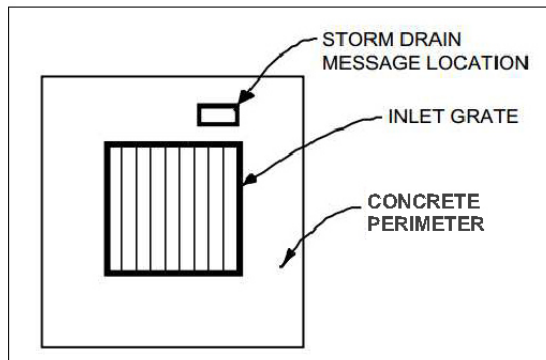


Figure D-2. Storm Drain Message Location – Catch Basin/Area Type Inlet

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 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.

VTM 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.

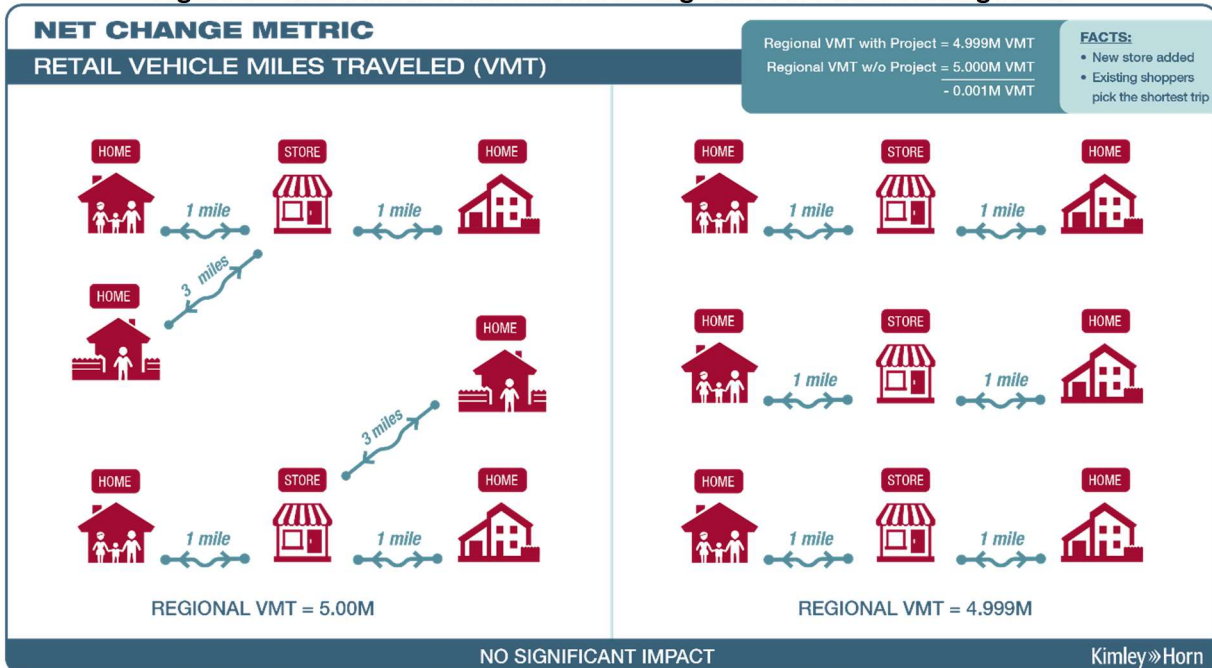
Potential Impacts - Qualitative

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

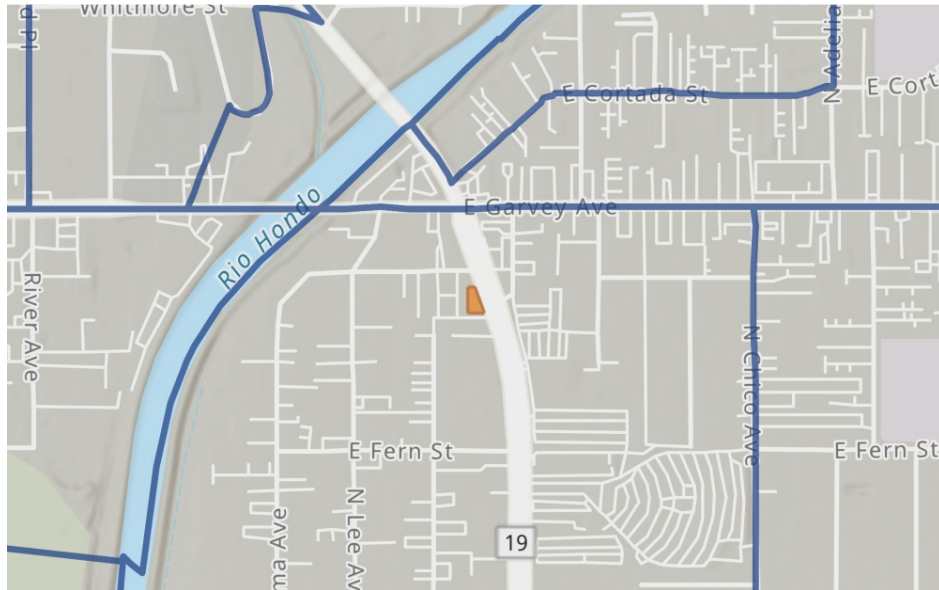
Project Description: Mixed Use

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:

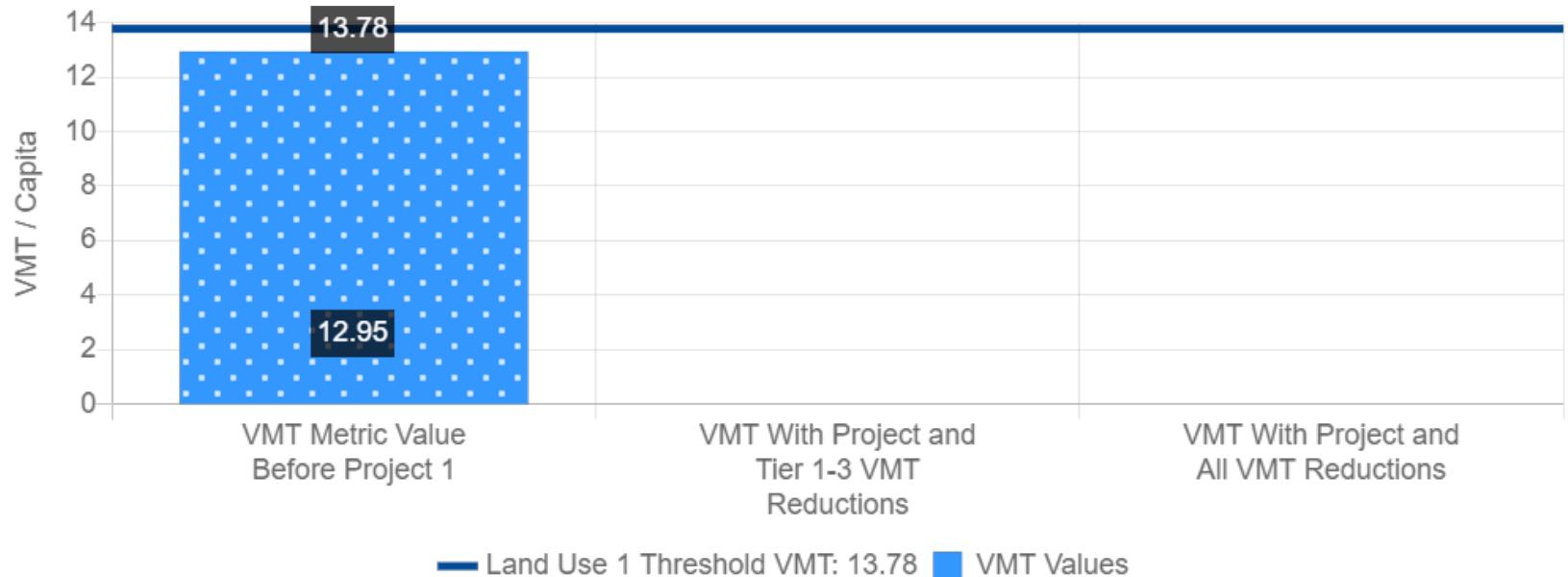
Motor Vehicle Parking:

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

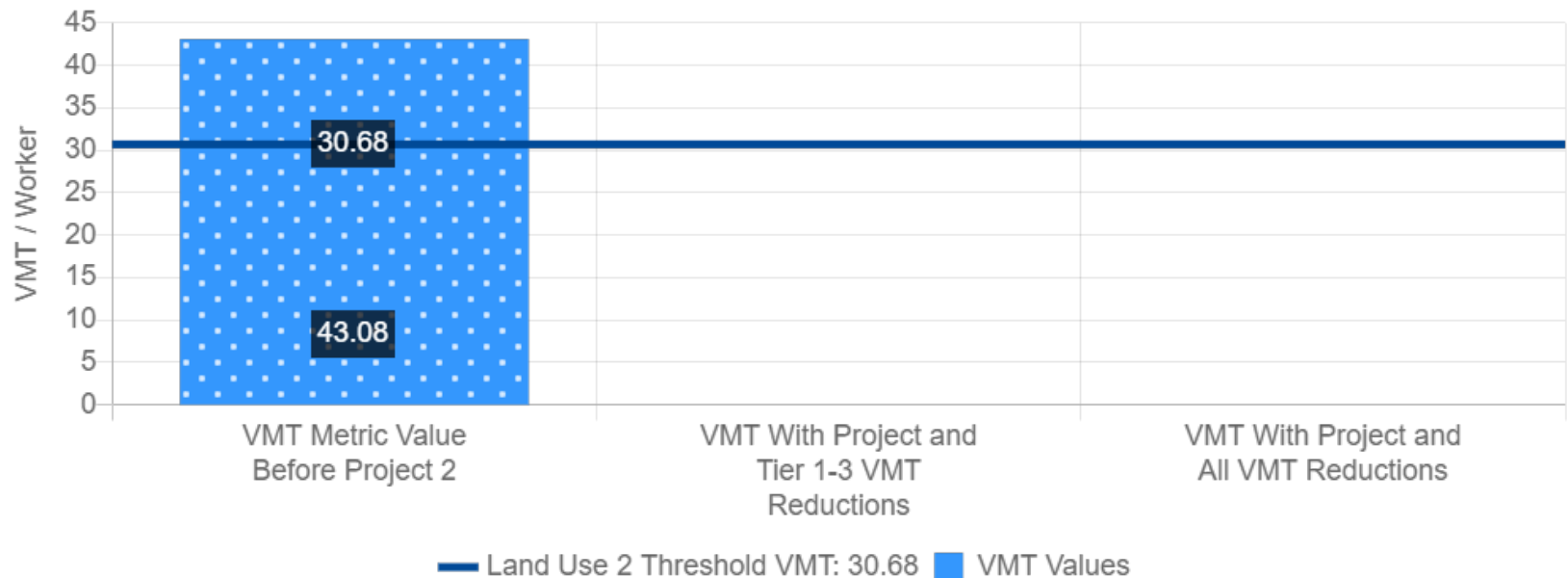
	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	12.95	null	null
Low VMT Screening Analysis	Yes (Pass)	null	null



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 MonteVia Email to: brian.leung@kimley-horn.comCHAIRPERSON
Laura Miranda
LuiseñoVICE CHAIRPERSON
Reginald Pagaling
ChumashSECRETARY
Merri Lopez-Keifer
LuiseñoPARLIAMENTARIAN
Russell Attebery
KarukCOMMISSIONER
Marshall McKay
WintunCOMMISSIONER
William Mungary
Paiute/White Mountain
ApacheCOMMISSIONER
Julie Tumamait-Stenslie
ChumashCOMMISSIONER
[Vacant]COMMISSIONER
[Vacant]EXECUTIVE SECRETARY
Christina Snider
Pomo**NAHC HEADQUARTERS**
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov**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.

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,

A handwritten signature in blue ink that reads "Andrew Green". The signature is written in a cursive, flowing style.

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

ATTACHMENT D

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
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),	Prior to Ground Disturbing Activities	Retention of an Approved Native American Monitor; Executed Monitoring Agreement Monitoring During Ground Disturbance Activities; Pre-Construction Sensitivity/Educational Meeting; Daily Tribal Monitoring Logs	Planning and Building & Safety Divisions Native American Monitor		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
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.					
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	During Construction, If Remains are Found	Kizh Monitor Assigned and On Site, If Remains are Found	Planning and Building & Safety Divisions Kizh Monitor		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
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					

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
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	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
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					

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
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 (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.	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
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.	During Construction; Three Days Prior to Construction, If During Migratory Bird Nesting Season	Verify Requirements Included on Grading and Construction Plans Verify Pre-Construction Nesting Bird Survey Conducted and Nesting Bird Plan Prepared, If Required	Planning and Building & Safety Divisions Qualified Biologist		
Geology and Soils					
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).	Prior to Building Permit Issuance	Verify Requirements on Construction Plans	Planning and Building & Safety Divisions		
Greenhouse Gases					
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	Prior to Building Permit Issuance	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
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: • 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

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:

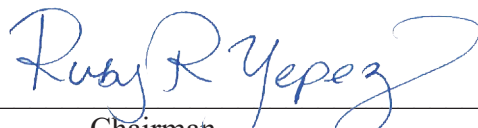
- 1. *Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the City* by allowing for the development of the property with a mix of residential and commercial uses that will benefit the City as a whole. Currently, 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: Barrera, Bojorquez, Ortiz, Rodriguez, and Yopez / Vote: 5-0

NOES: n/a

ABSENT: n/a

ABSTAIN: n/a

A handwritten signature in black ink, appearing to be 'AH' or similar, enclosed within a light gray rectangular box.

Secretary, Angie Hernandez

ATTACHMENT F

RESOLUTION NO. 22-09

A RESOLUTION OF THE SOUTH EL MONTE CITY COUNCIL TO ENTER INTO AN AGREEMENT REGARDING AFFORDABLE UNITS AT THE PROPOSED MYE PLAZA MIXED USE DEVELOPMENT TO BE LOCATED AT 2727 ROSEMEAD BOULEVARD, 9340-9352 MABEL AVENUE, AND APNS 5281-002-009 AND 5281-002-011

WHEREAS, a public hearing was held before the Planning Commission on December 21, 2021, which approved the Mye Plaza project with a total of six affordable units; and

WHEREAS, a public hearing was held before the City Council on January 11, 2022, to consider the project and related land use entitlements. City Council requested more affordable units to be provided for the proposed Project, and the item was continued; and

WHEREAS, the Applicant is agreeing to provide an additional two affordable units to bring the total amount to eight affordable units split between three very low and five low income.

THE SOUTH EL MONTE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City Council hereby authorizes the City Manager or her designee to execute an Affordable Housing Agreement on a form approved by the City Attorney to memorialize the eight total units proposed for the development.

PASSED, APPROVED AND ADOPTED this 25th day of January 2022.

Gloria Olmos, Mayor

ATTEST:

Donna G. Schwartz, City Clerk

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

I, Donna Schwartz, City Clerk of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 22-09 was passed and approved by the City Council of the City of South El Monte, at a regular meeting of said Council held on January 25, 2022 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donna G. Schwartz, City Clerk

ATTACHMENT G

**AFFORDABLE HOUSING AGREEMENT
BETWEEN THE CITY OF SOUTH EL MONTE AND _____**

The developer has acquired property in the City, commonly known as _____ (“the Property”). The project is commonly known as “Mye Plaza” (“Project”) which is to be developed by _____ (“Developer”). This Agreement is hereby entered into on _____, 2022.

RECITALS

- A. As the developer on the above referenced project, it has been working with the City to obtain all necessary City approvals for the Project. To that end, on January 12, 2022, the City Council reviewed various entitlements related to the Project. During said Council meeting, the City Council requested additional affordable units be added to the Project.
- B. As a condition to developing the Project, Developer has agreed to restrict eight (8) of the units in the Project as affordable units and as further identified herein.
- C. This Agreement is to memorialize the Developer’s agreement to provide affordable units within the Project.

Now, therefore the parties agree as follows:

- 1. The Developer agrees to provide affordable housing with (i) three units restricted to persons and/or families with very low income, and (ii) five units restricted to persons and/or families of low income.
- 2. Further, the Developer has agreed and shall provide a minimum of four (4) units containing two (bedrooms). The remainder of the units shall be one (1) bedroom units.
- 3. Of the eight (8) affordable units, five (5) units shall be provided as “low income units” with three (3) units being two (2) bedroom units and two (2) units being one (1) bedroom units. The remaining units shall be provided as three (3) “very low income” units with one (1) unit being a two (2) bedroom unit and two (2) units being one (1) bedroom units. The term “low income” and “very low income” are those units as defined by the Department of Housing and Community Development.
- 4. The term “Low Income Household” and “Very Low Income Household” means those terms as defined for Los Angeles County as determined and published by the California Department of Housing and Community Development (HCD) pursuant to Section 50093 of the as determined by California Health & Safety Code, Section 50000 et seq. and applicable regulations adopted by the California Department of Housing and Community Development HCD.
- 5. California Law. This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of

California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

6. Legal Action. In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Developer shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue any legal action under this Agreement.
7. Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.
8. Attorneys' Fees. If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which any be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees, whether or not the matter proceeds to judgment.
9. Integration; Amendment. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.
10. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.
11. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.
12. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the

entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF SOUTH EL MONTE, a municipal corporation

Rachel Barbosa, City Manager

ATTEST:

Donna G. Schwartz, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Anthony R. Taylor, City Attorney

DEVELOPER:

By: _____
Name:
Title:

By: _____
Name:
Title:



City Council Agenda Report

Agenda Item No. 9.a.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Rene Salas, Deputy City Manager

SUBJECT: UPDATE ON HOMELESSNESS SERVICES

SUMMARY: Discuss the current state of the City's homeless prevention and diversion program and recent discussions with the County's Blue Ribbon Commission on Homelessness.

RECOMMENDED ACTION: Staff recommends City Council receive and file this report.

FISCAL IMPACT: None.

DISCUSSION: In the past year, the City has implemented homelessness services program funded by a grant from the SGVCOG. The Blue Ribbon Commission on Homelessness set up by LA County Supervisors, has been taking testimony from local city staff and non-profits that have engaged with Los Angeles Homeless Services Authority staff this past year. Last week, City staff provided comments to the Blue Ribbon Commission. The attached powerpoint presentation will provide an overview of the current state of the City's homelessness services, Measure H funding, and comments provided to the Blue ribbon Commission to improve homelessness services.

Prepared by Richard Corral

ATTACHMENT(S):

A. Presentation

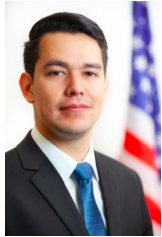


Homeless Services Overview

— Baldwin Park, El Monte, South El Monte —



Mid Valley Collaborative on Homelessness (MVCH)



Baldwin Park

Mayor, Emmanuel J. Estrada

Mayor Pro-Tem, Daniel Damian

Council Member, Paul C. Hernandez

Council Member, Monica Garcia

Council Member, Alejandra Avila

City Clerk, Marlen Garcia

City Treasurer, Maria A. Contreras

Chief Executive Officer: Enrique C. Zaldivar

Manuel Carrillo Jr. Director of Rec & Community Services,
Ben Martinez-Director of Community Development Robert
A. Lopez, Police Chief
Sam Gutierrez, Public Works Director
Carol Averell, Housing Manager, Community Dev. Yuriko
Ruizesparza, Community Services Supervisor Ron
Garcia, City Planner
Armando Nava, Program Coordinator
Victor Viramontes, Management Analyst
Anthony Vasquez, Public Works Supervisor



El Monte

Mayor, Jessica Ancona

Mayor Pro-Tem, Maria Morales

Council Member, Victoria Martinez Muela

Council Member, Alma D. Puente Council

Member, Martin Herrera

City Manager, Alma Martinez

Betty Donovanik, Community and Economic
Development Director



South El Monte

Mayor, Gloria Olmos

Mayor Pro-Tem, Manuel Acosta

Council Member, Richard Angel

Council Member, Gracie Retamoza

Council Member, Hector Delgado

City Manager, Rachel Barbosa

Rene Salas, Deputy City Manager
Colby Cataldi, Community Development
Director
Richard Xavier Corral, Homeless
Coordinator
Angie Hernandez, Community
Development Executive Assistant

MVCH Homeless Count

City	Homeless Count 2019	Homeless Count 2020
Baldwin Park	273	556
El Monte	428	429
South El Monte	74	64

Strategic Timeline and Funding Strategies

Measure H Approved

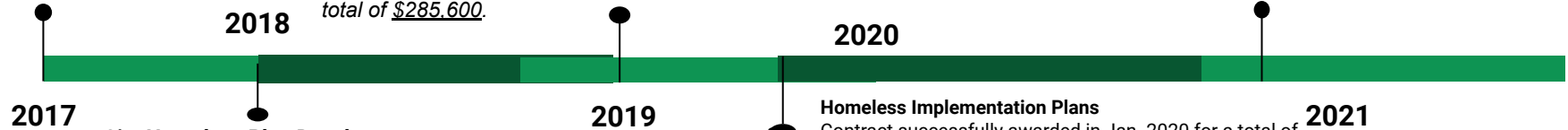
Resolution in Support of Measure H passed by City Councils

Cities support for passage of Measure H, for County-wide efforts to address homelessness under the 47 proposed strategies.

SGV Cohort Cities (Baldwin Park, El Monte, South El Monte) Homeless Plans Application Proposals, Advocacy, Re-Submittal, and Final Grant Award Notices

Priority Area 1: \$85,000 was initially awarded and \$327,800 was considered for award under the resubmission process, for a total of \$412,800.

Priority Area 2: \$113,000 was previously awarded and \$172,600 has been selected for award under the resubmission process, for a total of \$285,600.



City Homeless Plan Development

- 360 Community Engagement/Outreach
- Lived Experience Interviews
- Partner Engagement & Action
- Goals and Strategies

Resolutions

Declaration of a Shelter Crisis pursuant to SB 850 to the Los Angeles Continuum of Care (HEAP Access Center and Point Grants) *Approved Access Center in El Monte-Volunteers of America*



2020

Homeless Implementation Plans

Contract successfully awarded in Jan. 2020 for a total of **\$1,074,820**. Awarded at \$698,400 for priority 1 & 2, and Regional Housing Trust Fund Support at **\$376,420**.

SGV Cohort Cities MOU in Feb. 2020 (BP Lead Applicant//Fiscal Agent)

County-led Cities Training Program: Homelessness 101/201

State Senator Rubio/LA County Innovation Funds/SGVCOG

Prevention Diversion, Emergency Rapid Rehousing, Housing Navigator/Landlord Outreach, Tech. Assistance, Hygiene Program, Training, Innovative Regional Homeless Services Coordination Program, and Regional Housing Trust Fund

Implementation (Jan. 2020-Dec. 2021)

Priority Area 1

- Planning Consultant
- Permanent Housing Capital Improvements
- Homeless Housing Coordinator
- Motel Vouchers for Interim Housing
- Short-Term Rental Assistance/Rapid Rehousing
- Development Consultant

Priority Area 2

- Prevention/Diversion Program
- Employment Services
- Landlord Engagement /Incentives
- Showers Program
- Navigation Center/Lockers
- Access Point Support
- Housing Navigation/Case Management

2021

Tri-City Cohort Homelessness Plan Goals Overlay

Goals to Address Homelessness	Baldwin Park	El Monte	South El Monte
Help prevent individuals and families from becoming homeless	X		
Connect case management and local services to the Coordinated Entry System	X		
Gain an understanding and educate the community about homelessness and the available resources		X	X
Increase outreach and engagement activities		X	X
Increase the number of shelter beds and options		X	X
Coordinate, collaborate, and participate in local efforts to address homelessness	X	X	X
Expand access to workforce development programs to increase employment	X	X	X
Increase the number of affordable/supportive housing	X	X	X

SEM Homeless Plan Goal 4: Create Shelter Options

Interim Housing for Women and Children Experiencing Homelessness and/or DV

- Loma Elementary School (El Monte City School District)
- Address: 2131 Loma Ave, South El Monte, CA 91733
- Site Acreage: Approximately 3.38 Acres
- Existing Buildings: Coverage is approximately 23,900 square feet
- The site can be split in two different ways: by jurisdiction and by current use.

Goal: Enter into an exclusive negotiating agreement with EMCSD on acquisition of the Loma School Site that would include a period to work collaboratively on the development program and valuation.

Strategy: Contracted LeSar Development Consultants to perform programmatic assessment and feasibility analysis for the City on the school site.

SEM Homeless Plan Goal 4: Create Shelter Options

Multi Jurisdiction Collaboration

- El Monte City School District (Property owner)
- Tzu Chi Foundation (Community clinic and shelter operator)
- City of South El Monte (Land purchaser/Lead agency)
- Outreach (Sheriffs Department, Volunteers of America, Union Station, Emergency Resources Association, Spirit Family Services, San Gabriel Valley Coalition on Homeless, and City departments).
- San Gabriel Valley Regional Housing Trust (purchase/renovate/construct development grant)
- Los Angeles County Measure H and Supervisor Hilda Solis (renovation/construction grant)
- State of California Senator Susan Rubio (renovation/construction grant)
- Congresswoman Linda Sanchez (programming grant)

SEM Homeless Plan Goal 4: Create Shelter Options

Challenges

1. School districts traditionally long-term lease parcels to developers to construct public benefit projects like housing or recreation and parks however, the ownership of the land remains with the school district.
2. SEM would like to purchase the land which requires the creation of a “7-11 Advisory Committee”, compliance with existing state legislation, along with a long list of first right of refusals.

Next Steps

- Work with Superintendent Dr. Maribel Garcia on a parallel agency policy plan
- Work with Lasar to develop facility building plan
- Work with staff on Planned Programs and possible 3rd party operators
- Develop funding plan for purchase and operations – possible State ARPA funds, local Measure H
- Develop a purchase price

SEM Homeless Plan Goal #5: Create New Affordable/Supportive Housing Options

Back Home Initiative (BHI)

- BHI is an innovative, efficient, cost effective, and scalable solution to curtail the unmitigated rise in the region's unhoused population.
- Provides eligible homeowners with a move-in ready, fully furnished (appliances included) Accessory Dwelling Units (ADU) studio or one bedroom units, built and maintained on their property **free of charge** for 10 years.
- Property owners receive a monthly \$1,000 stipend for up to 10 years after which, BHI will transfer ADU ownership to the homeowner **free and clear**.

Strategy: Build and maintain up to 150 ADUs for low-risk individuals and families who may become houseless, recently experienced houselessness, or are ready to leave transitional housing.

SEM Homeless Plan Goal #5:

Create New Affordable/Supportive Housing Options

BHI Goals

- Reduce Homelessness
- Lower Supportive Housing Costs & Timeline
- Improve Wellbeing of Homeowners, Tenets and Community
- Maintain Homeownership
- Build Intergenerational Wealth

SEM Homeless Plan Goal #5:

Create New Affordable/Supportive Housing Options

BHI Objectives

1. **Build 150 ADUs** throughout MVHC cities on private properties at no cost to qualified homeowners, employing state-of-the-art sustainable building practices and construction materials.
2. **Establish covenants with property owners for a minimum of 10 years** that provide ADU tenant identification, rental management, maintenance and support services.
3. **Reinvest public and private funding** to homeowners as well as program and property management teams.
4. **Establish a revolving fund** that sustains the initiative.
5. **Return ADU ownership to the homeowner** upon completion of the project term.
6. **Provide homeowner and tenant with support services** via partnerships with local social service providers.
7. **Engage local partners** to conduct outreach, construction and maintenance.

BHI Cost/Unit: \$108k Studio & \$150k One Bedroom

Location: MVCH Cities

Number of ADUs: 150 units (minimum)

Duration: 10 years

Construction Timeline: 60-90 days/unit

Cost/Unit Includes:

- Engineering designs;
 - Construction materials and labor;
 - City permit fees;
 - Utility connection fees;
 - Appliances, furniture and storage;
 - Support services provided to property owner and tenant.
- * As project goes to scale, the cost of each unit decreases*

Total Construction Price: \$13 million *one time investment*

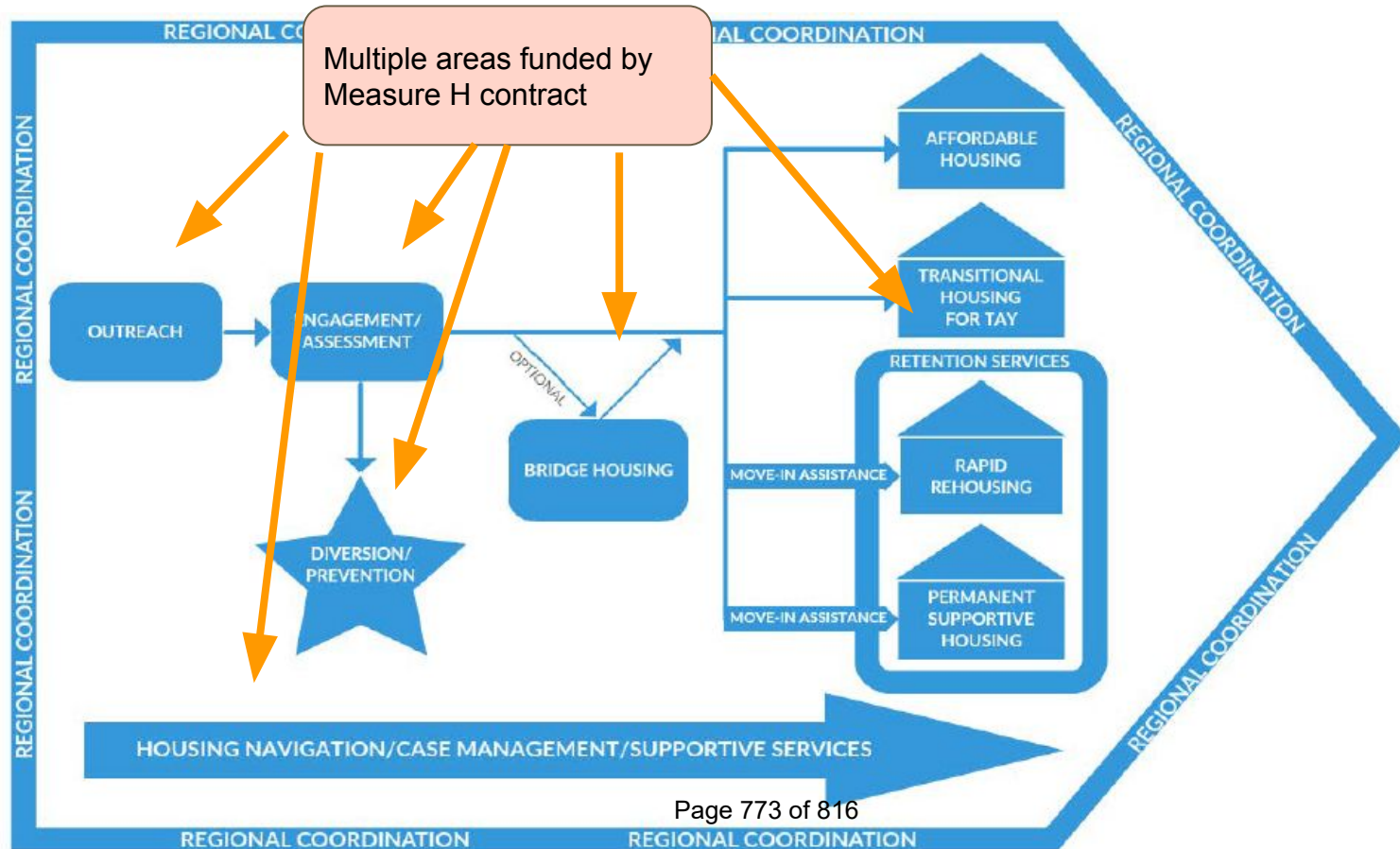
SEM Homeless Plan Goal #5:

Create New Affordable/Supportive Housing Options

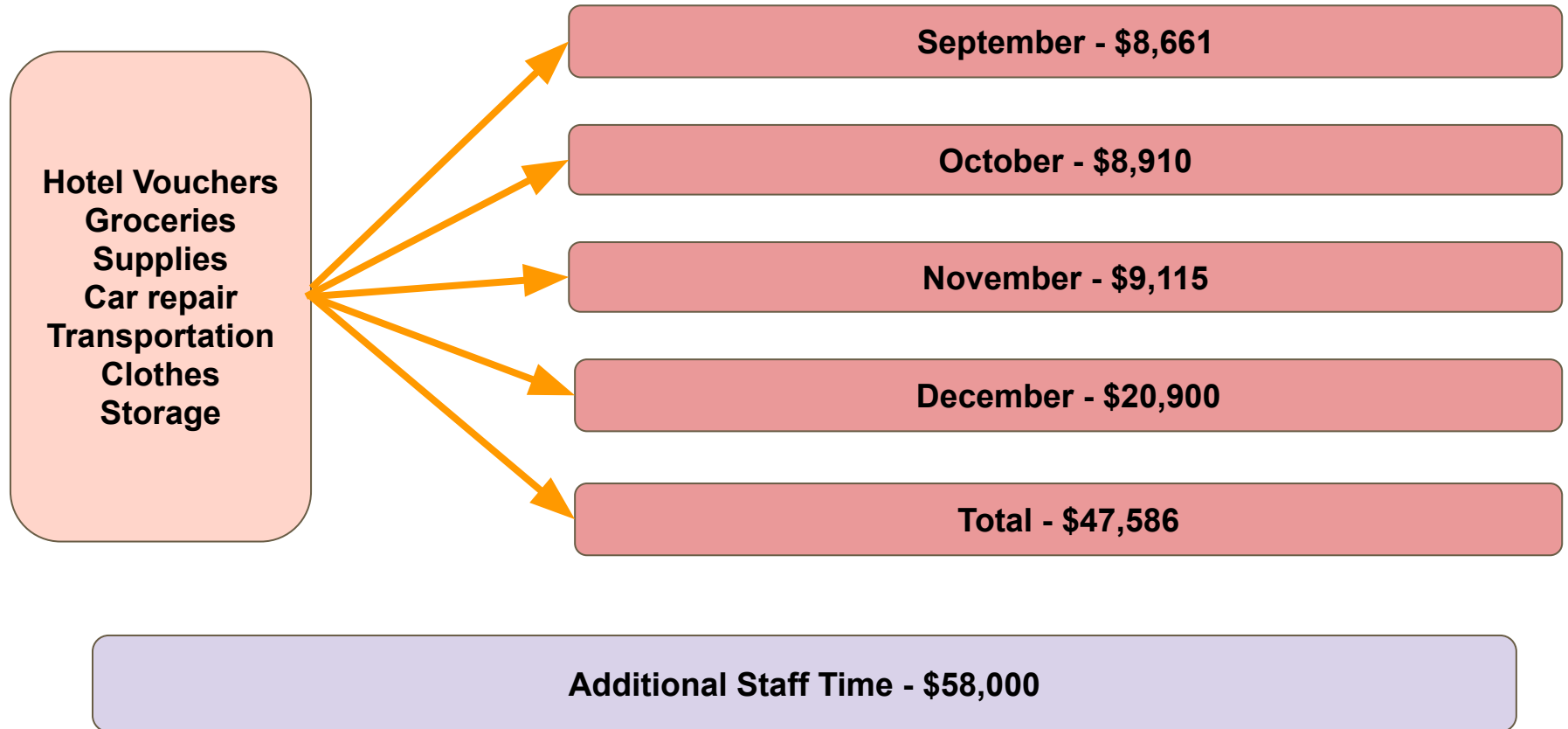
BHI Next Steps

1. Work with grant writer and MVCH cities to submit Homekey 2 grant to CA Department of Community Development before May 2022.
2. Secure council resolutions supporting BHI from all MVCH cities.
3. Outreach to MVCH homeowners, answer questions and encourage them to sign up.

MVCH Funding within Continuum of Care



2021 Q4 SEM Homeless Program Costs



SEM's Impact on Homeless

- LA-HOP: 41 SEM referrals and 184 MVCH referrals total.
- November 2021 (*only*)
 - 21 unduplicated persons enrolled
 - 35 unduplicated persons served
 - 14 referred and/or linked to services
- 31 unduplicated persons enrolled in employment services
- SEM staff served 25 families and provided temporary housing at Sierra Inn, Star Light, Motel 6, and Ramada Inn

Challenges

1. City homelessness programs will end due to lack of consistent Measure H investment.
2. A reliable source of funding is needed that invests in city staff to coordinate and run programs in partnership with CES (e.g. Union Station Homeless Services);
3. Lack of local return from Measure H.

Solutions

1. County Board of Supervisors authorize local return that provides a predictable revenue source to cities or regions as a function of the PIT homeless count.
2. Using Measure H funds, allow cities to resource city staff to lead each city's effort to address homelessness in partnership with the CES service providers.
3. Create a sub-regional CoC or an entirely new CoC that sets regional goals, addresses regional gaps, develops regional strategies and sets regional budgets to provide rapid responses to homelessness.



City Council Agenda Report

Agenda Item No. 9.b.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Rene Salas, Deputy City Manager

SUBJECT: CONSIDERATION AND APPROVAL OF 2022 CITY SPECIALS EVENTS CALENDAR

SUMMARY: The 2022 City Specials Events Calendar includes recommended dates and locations for the City-sponsored events held by the Community Services Department. All scheduled events are subject to modifications, date change, or cancellation due to the COVID-19 Pandemic.

RECOMMENDED ACTION: Staff recommends City Council consider and approve the 2022 City Special Events Calendar.

FISCAL IMPACT: Funding for the events scheduled from February 1, 2022 to June 30, 2022 are included in the City's approved Fiscal Year (FY) 2021/2022 Special Events budget in the projected amount of \$100,700. The events scheduled from July 1, 2022 to December 31, 2022 will be discussed during budget sessions for (FY) 2022/2023.

DISCUSSION: In 2021, the City began to transition back to hosting traditional planned events after a year of cancelled events in 2020 due to the Pandemic. The first few scheduled special events in 2021 were held as drive-through events to comply with the Los Angeles County Department of Public Health mandates regarding social gatherings. As the year progressed, the health orders were lifted and the City held a successfully modified Fourth of July Firework Show Viewing event and two normal end of the summer concerts. At the conclusion of the year, the department hosted normal planned City special events with minimal health order restrictions.

In addition, staff is analyzing and planning the special events calendar for 2022 considering the current surge in the spread of COVID-19. The health and safety of the community continues to be the highest priority for the City of South El Monte. Staff continue to follow the most up-to-date guidance from the Centers for Disease Control and Prevention, as well as state and local authorities, and are staying informed on best practices. After further review, staff will proceed with planning to host normal city special events in 2022.

Staff proposes the following changes to host certain events on non-traditional dates and locations:

- Cinco De Mayo Festival & Boxing Show – traditionally this event is held the Friday prior to May 5th, however this year the Friday prior to is April 29th. Staff recommends hosting the event on the actual date which will be Thursday, May 5, 2022 and set up the boxing show in the outdoor basketball courts at the Community Center.
- Fourth of July 4th Celebration – The City has hosted this event for many years on the actual July 4th date, regardless of the day of week. In 2022, July 4th will land on a Monday. Instead of hosting the event at the beginning of the week, staff proposes to host the event the Saturday before, which will be July 2, 2022. This change would not only save costs on paying holiday premium rates for staffing, equipment rentals, inflatables, bands, and the production of the firework show, but will also provide an opportunity for more members of the community to attend.
- The Senior Services Division Luncheons have been modified to drive-through events due to the continued closure of the Senior Center. The drive-through events provide seniors with a warm meal and a personalized gift.

ATTACHMENT(S):

- A. Community Services 2022 Special Events Calendar and Senior Special Luncheons



Community Services 2022 Special Events Calendar and Senior Luncheons

Date	Day	Special Event	Location	Host
First Saturday of the month between April and September	Saturday	Community Bike Rides	Community Center	Parks & Recreation
February 11, 2022	Friday	Valentine's Day Drive Thru	Senior Center	Senior Services
March 17, 2022	Thursday	St. Patrick's Day Drive Thru	Senior Center	Senior Services
March 12, 2022	Saturday	Baby Pageant	Community Center	Parks & Recreation
March 19, 2022	Saturday	T-Ball Season Opening Day	Mary Van Dyke Park	Parks & Recreation
March 15, 2022	Friday	Easter Luncheon	Senior Center	Senior Services
April 16, 2022	Saturday	Easter Pancake Breakfast	City Hall Parking Lot	Parks & Recreation
April 29, 2022	Friday	Volunteer Appreciation Drive Thru	Senior Center	Senior Services
May 5, 2022	Thursday	Cinco de Mayo Festival	Community Center	Parks & Recreation
May 5, 2022	Thursday	Cinco De Mayo Luncheon	Senior Center	Senior Services
May 5, 2022	Friday	Mother's Day Luncheon	Senior Center	Senior Services
May 30, 2022	Monday	Memorial Day Ceremony	City Hall Front Lawn	Parks & Recreation
June 9, 2022	Thursday	1 st Summer Concert	City Hall Front Lawn	Parks & Recreation
June 17, 2022	Friday	Father's Day Luncheon	Senior Center	Senior Services
June 23, 2022	Thursday	2 nd Summer Concert	City Hall Front Lawn	Parks & Recreation
July 1, 2022	Friday	Fourth of July Luncheon	Senior Center	Senior Services

July 2, 2022	Monday	Fourth of July Festival	New Temple Park	Parks & Recreation
July 14, 2022	Thursday	3 rd Summer Concert	City Hall Front Lawn	Parks & Recreation
July 21, 2022	Thursday	1 st Movie in the Park	Mary Van Dyke Park	Parks and Recreation
July 28, 2022	Thursday	4 th Summer Concert	City Hall Front Lawn	Parks and Recreation
August 4, 2022	Thursday	National Night Out & 2 nd Movie in the Park	Mary Van Dyke Park	Parks and Recreation
August 11, 2022	Thursday	5 th Summer Concert	City Hall Front Lawn	Parks & Recreation
August 18, 2022	Thursday	3 rd Movie in the Park	Mary Van Dyke Park	Parks & Recreation
August 25, 2022	Thursday	6 th Summer Concert	City Hall Front Lawn	Parks & Recreation
August 26, 2022	Friday	Senior Citizen's Prom	Senior Center	Senior Services
September 9, 2022	Friday	Grandparent's Day Luncheon	Community Center Gym	Senior Services
September 16, 2021	Friday	Mexican Independence Day Luncheon	Senior Center	Senior Services
September 17, 2021	Saturday	Fire Station 90 Appreciation Day	City Hall Front Lawn	Parks & Recreation
October 28, 2022	Friday	Halloween Luncheon	Senior Center	Senior Services
October 29, 2021	Saturday	Harvest Festival	City Hall Front Lawn	Parks & Recreation
November 11, 2022	Friday	Veteran's Day Ceremony	City Hall Front Lawn	Parks & Recreation
November 19, 2022	Saturday	Turkey Dash 5k and 1k Trot	City Hall Front Lawn	Parks & Recreation
November 22, 2022	Tuesday	Thanksgiving Day Luncheon	Senior Center	Senior Services
December 1, 2022	Thursday	Tree Lighting Ceremony	City Hall Front Lawn	Parks & Recreation
December 3, 2022	Saturday	Youth Basketball League Opening Day	South EL Monte High School	Parks & Recreation
December 17, 2022	Saturday	Christmas Wish Toy Giveaway	Community Center	Parks & Recreation
December 20, 2022	Tuesday	Home Decorating Contest	Around City	Parks and Recreation

December 21, 2022	Wednesday	Christmas Luncheon	Senior Center	Senior Services
December 19 th -21 st	M/T/ W	Santa Coming to Town	Around City	Parks & Recreation
December 28, 2022	Wednesday	New Year's Day Luncheon	Senior Center	Senior Services

*Dates are tentative or cancellation due to pandemic



City Council Agenda Report

Agenda Item No. 9.c.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: William Fox, Interim Finance Director

SUBJECT: FISCAL YEAR 2021-22 MID-YEAR BUDGET UPDATE

SUMMARY: On June 22, 2021, the City Council adopted Resolution No. 21-42 which approved a budget for fiscal year 2021-22. During the meeting, the Council instructed staff to closely monitor the actual results of the adopted budget and keep them properly informed of any material variances that may arise resulting in an amendment to the budget in order for the Council to carry out its policies and goals. The staff conducted a mid-year budget review of all revenues and expenditures, of all funds, departments, divisions, and identified variances that were not significant enough to warrant a budget amendment and that the City is forecasted to be under budget this fiscal year.

RECOMMENDED ACTION: Staff recommends City Council receive and file the report.

FISCAL IMPACT: There is no fiscal impact. This report is informational only as a status update on the City's fiscal year 2021-2022 financial performance.

DISCUSSION: City staff examined both the General Fund and the Special Revenue Funds budgets to identify significant variances as of December 31, 2021. All variances over \$5,000 were explained and analyzed to determine a forecasted outcome for the entire fiscal year. During this process, additional items were identified that merit discussion due to scope changes or actions that occurred subsequent to the budget adoption. As of this mid-year 2021-22 budget update, it has been determined that a budget amendment is not required. The City is on target to have an overall surplus of \$2.9 million over what has been budgeted. This consists of a General Fund surplus of \$2.2 million and Special Revenue Funds surplus of \$0.7 million. The General Fund five year forecast reveals there a \$7.2 million cumulative surplus that is projected based upon current assumptions.

The City is in the process of addressing three important financial strategies to further strengthen the future. These three areas being addressed are: 1) CalPERS unfunded pension liability; 2) Other Post-Employment Benefits Liability; and 3) Fees for services

provided. Each of these initiatives will be brought forward to the City Council for review and approval.

ATTACHMENT(S):

A. Presentation



CITY OF SOUTH EL MONTE

FY2021-22

Mid-Year Budget Review

January 25, 2022

INTRODUCTION

- The City is on target to have an overall additional \$2.9 million surplus at fiscal year end 2021-2022.

■ General Fund Surplus	\$2.2 Million
■ Special Revenue Funds Surplus	\$0.7 Million
■ City-Wide Surplus	\$2.9 Million

- The General Fund's 5 Year Forecast reflects a surplus position each year with a cumulative surplus of \$7.2 million by the end of the 5th year.

- Additional financial strategies are currently being addressed and will come before City Council on three upcoming initiatives:

- CalPERS Pension Liability
- Other Post Employment Benefits Liability
- Fees Study

FISCAL YEAR 2021-2022

CITY-WIDE SUMMARY

(IN \$MILLIONS)

Description	6 Months			12 Months		
	Budget	YTD	Variance	Budget	Forecast	Variance
General Fund Revenues	\$8.9	\$8.2	\$(0.7)	\$17.7	\$19.2	\$1.5
General Fund Expenditures	8.9	8.9	0.0	17.7	17.0	0.7
General Fund Total	0.0	(0.7)	(0.7)	0.0	2.2	2.2
Special Revenue Funds Revenues	5.6	4.4	(1.2)	11.4	9.4	(2.0)
Special Revenue Funds Expenditures	3.8	1.7	2.1	7.6	4.9	2.7
Special Revenue Funds Total	1.8	2.7	0.9	3.8	4.5	0.7
City-Wide Total	\$1.8	\$2.0	\$0.2	\$3.8	\$6.7	\$2.9

AREAS THAT MERIT DISCUSSION

Division	Description	Account	Budget	Forecast	Variance
General Fund					
Comm. Svs. - Senior Services	Part-time salaries	01-150-1530-5020	\$ 24,497	\$ 43,997	\$ 19,500
Comm. Svs. - Recreation	Part-time salaries	01-150-1540-5025	\$ 92,880	\$ 162,880	\$ 70,000
PW - New Temple Park	Snack bar and field	01-160-1650-5520	\$ 25,000	\$ 40,482	\$ 15,482
PW - Administration	Janitorial	01-170-1020-5515	\$ 136,000	\$ 246,000	\$ 110,000
	General Fund Total		\$ 278,377	\$ 493,359	\$ 214,982
Special Revenue Funds					
Gas Tax Fund	Tree maintenance in Right of Ways	02-170-1760-5215	\$ 60,000	\$ 80,000	\$ 20,000
Older American Act Fund	Senior Nutrition Program C-1	06-300-3010-5215	\$ 293,004	\$ 340,704	\$ 47,700
Older American Act Fund	Senior Nutrition Program C-1	06-300-3010-5430	\$ 25,008	\$ 30,308	\$ 5,300
Older American Act Fund	Senior Nutrition Program C-2	06-300-3020-5020	\$ 13,249	\$ 29,249	\$ 16,000
In-Lieu Fee Fund	Tennis courts to pickleball conversion	15-450-4510-6025	\$ -	\$ 8,953	\$ 8,953
Homelessness Initiative Fund	Homelessness	36-360-3600-5215	\$ 165,000	\$ 220,000	\$ 55,000
Prop A Fund	Transportation	44-800-8810-5525	\$ 6,400	\$ 11,400	\$ 5,000
	Special Revenue Funds Total		\$ 562,661	\$ 720,614	\$ 157,953
	City-Wide Total		\$ 841,038	\$ 1,213,973	\$ 372,935

CASH & INVESTMENT BALANCES

DECEMBER 31, 2021

Account Name	Type	Balance
General Checking	Checking	\$2,146,798
Payroll Checking	Checking	12,535
Metro Checking	Checking	4,307,294
Older American Act	Checking	5,029
LAIF (LA County)	Investment	10,480,615
Total		\$16,952,271

5 YEAR GENERAL FUND FORECAST

	FY2022	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027
General Fund	Budget	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Taxes	\$ 14.2	\$ 15.4	\$ 15.7	\$ 16.1	\$ 16.6	\$ 17.1	\$ 17.7
Licenses and permits	1.4	1.5	1.6	1.6	1.6	1.7	1.7
Fines and forfeitures	0.2	0.2	0.2	0.3	0.3	0.3	0.3
Use of money and property	-	0.1	0.1	0.1	0.1	0.1	0.1
Charges for services	0.3	0.3	0.4	0.4	0.4	0.4	0.4
Intergovernmental	0.4	0.4	0.3	0.3	0.3	0.3	0.3
Other revenues	-	-	-	-	-	-	-
Transfers in	1.2	1.3	1.3	0.1	0.1	0.1	0.1
Total Revenues	17.7	19.2	19.6	18.9	19.4	20.0	20.6
Transfers out	(0.1)	(0.1)	-	-	-	-	-
General government	(4.7)	(4.5)	(4.0)	(4.2)	(4.3)	(4.5)	(4.6)
Public safety	(5.9)	(5.9)	(6.2)	(6.5)	(6.9)	(7.2)	(7.5)
Community development	(1.8)	(1.6)	(1.6)	(1.7)	(1.7)	(1.8)	(1.9)
Public works/utilities	(3.3)	(2.9)	(3.0)	(3.1)	(3.2)	(3.3)	(3.5)
Community services programs	(1.3)	(1.4)	(1.5)	(1.5)	(1.5)	(1.6)	(1.6)
Capital outlay	(0.5)	(0.5)	(0.6)	(0.6)	(0.6)	(0.6)	(0.7)
Debt service	(0.1)	(0.1)	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)
Total Expenditures	(17.7)	(17.0)	(17.3)	(18.0)	(18.6)	(19.4)	(20.2)
Net	\$ -	\$ 2.2	\$ 2.3	\$ 0.9	\$ 0.8	\$ 0.6	\$ 0.4
Cumulative		\$ 2.2	\$ 4.5	\$ 5.4	\$ 6.2	\$ 6.8	\$ 7.2

Assumptions used for revenues forecast are as follows:

1. Revenues increase by 2% per year.
2. Assuming the Fiscal Recovery Funds are used 50% for governmental services and 50% for special projects, the General Fund's 5 Year Forecast appear as follows:

Assumptions used for expenditures forecast are as follows:

1. Salaries increase at 1.5% per year.
2. All other cost increase at 5% per year.
3. \$600,000 annual contribution to CalPERS for unfunded liability replaced with \$300,000 annual debt service starting FY2023.

AMERICAN RESCUE PLAN

FINANCIAL UPDATE

○ Funds distributed in two installments.

■ 1 st Installment Received June 2021	\$2,460,869
■ 2 nd Installment within 12 months of filing	\$2,460,869
■ Total Funding Allocation	<u>\$4,921,738</u>

○ Amount spent through December 31, 2021

\$ 429,574

○ Breakdown of Costs Incurred:

■ Salaries & Benefits	\$ 256,252
■ Protective Equipment & Supplies	105,074
■ Equipment, Computers & Cell Phones	63,171
■ Contract Services	5,077
■ Total Costs Incurred	<u>\$</u>
<u>429,574</u>	

○ Total Funds to be programmed (\$4,921,738- \$429,574) \$4,492,164

FINANCIAL INITIATIVES IN PROGRESS

- Kosmont Transaction Services was awarded through the RFP process the Financial Advisory Services contract.
 - Develop a strategy and approach to address the \$9 million unfunded pension liability.
 - Recommend funding approach on the \$1.9 million Other Post Employment Benefit (OPEB) liability.
 - Provide guidance and advice on Special Districts, development funding, and other revenue opportunities
- City fee study nearing completion. COVID-19 has caused project delay. Development Services is the outstanding area being finalized.
 - Prior to upcoming fiscal year recommendations will be brought to Council.
 - Updated rates to be incorporated into the 2022-23 Fee Schedule

Questions



City Council Agenda Report

Agenda Item No. 11.a.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Rene Salas, Deputy City Manager

SUBJECT: LETTER FROM SOUTH EL MONTE NATIONAL LITTLE LEAGUE REQUESTING A FACILITY RESERVATION FEE WAIVER FOR THE USE OF NEW TEMPLE PARK FIELDS AND SNACK BAR, MARY VAN DYKE COMMUNITY ROOM, AND COMMUNITY CENTER GYMNASIUM

SUMMARY: The South El Monte National Little League (SEMNLL) is requesting a reservation fee waiver for the use of New Temple Park fields and snack bar to host their 2022 baseball and softball season's practices, games, and clinics from February 5, 2022 to July 31, 2022. Additionally, SEMNLL is requesting to use the Mary Van Dyke Community Room to host board meetings from February 8, 2022 to May 31, 2022 and the South El Monte Community Center on May 28, 2022 to host their annual fundraising dance.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider the facility reservation fee waiver requested by SEMNLL in the amount of \$53,000.00.

FISCAL IMPACT: If approved in accordance with the Facility Reservation Regulations and Fee Schedule, the City will waive the facility rental fees in the amount of \$50,000.00 and SEMNLL will be responsible for all remaining costs including, but not limited to, lighting, insurance coverage, cleaning fees, and refundable deposits.

This amount may vary based upon updates or further changes to the reservation. Any increases in the requested waiver amounts will require City Council approval and should be submitted in a timely order by SEMNLL in a letter format.

Please find below the facility reservation fee waiver details summarizing the fees associated with the request:

Waived Fees

Fee Description	Units	Total
New Temple Park Reservation Fee	\$50/hour x 938 hours	\$46,900.00

Mary Van Dyke Community Room Reservation Fee	\$200/day x 9 days	\$1,800.00
Community Center Gym Rental Fee	\$100/hour x 13 hours	\$1,300.00
Total		\$50,000.00

Non- Waived Fees

Fee Description	Units	Total
New Temple Park Lighting Fee	\$30/hour x 311 hours	\$9,330.00
New Temple Park Refundable Damage Deposit	\$500.00	\$500.00
New Temple Park Insurance Coverage	Agency will provide	\$0.00
Mary Van Dyke Park Refundable Damage Deposit	\$50.00	\$50.00
Community Center Gym Staff Fee	\$15/hour x 2 staff x 13 hours	\$390.00
Community Center Gym Security Guard Fee	\$22.50/hour x 2 guards x 6 hours	\$270.00
Community Center Gym Refundable Damage Deposit	\$600.00	\$600.00
Community Center Gym Cleaning Fee	\$300.00	\$300.00
Community Center Gym Insurance Coverage	Agency will provide	\$0.00
Total Non-Waived Fees		\$11,440.00

DISCUSSION: The City has been a long-time sponsor and supporter of SEMNLL. The City has designated SEMNLL as a City grandfathered-youth sports group that has first-use-right refusal to use the fields during their agreed-upon season. SEMNLL is a non-profit group composed of several volunteers, and services the City by providing an affordable baseball and softball program for children ages 6-15. In 2021, the organization held a modified season due to the COVID-19 Pandemic, but is now eager to provide a full season while complying with all current federal, state, county, and City health orders and guidelines. The 2022 season is contingent upon any changes or updates related to the COVID-19 Pandemic.

The fee waiver includes the rental of the five (5) New Temple Parks fields Monday through Friday from 4:30 p.m. to 9:30 p.m. and Saturdays and Sundays from 9:00 a.m. to 4:00 p.m. SEMNLL will provide a practice and game schedule to certify that the fields are in use during their requested dates and times. Additionally, SEMNLL is requesting the Mary Van Dyke Community Room to host nine (9) board meetings from February 8, 2022 to May 31, 2022 and the Community Center Gymnasium on May 28, 2022 to host the organization's annual fundraiser.

According to the current City Council approved Facility Reservation and Regulations and Fee Schedule, community partners and non-profit organizations are permitted a fee waiver request which solely covers the facility rental fee. All other fees related to the facility rental use such as, but not limited to, staff time, insurance coverage, lighting fee, chalking lines, etc. are the responsibility of the SEMNLL organization.

ATTACHMENT(S):

- A. Attachment A- South El Monte National Little League Request Letter
- B. Attachment B- Reservation Application

Attachment A



National Little League of South El Monte
P.O. Box 9134, South El Monte, CA 91733
Incorporated 1061

South El Monte Council

Dear City Council,

National Little League of South El Monte is a non-profit organization that has been serving the city of South El Monte and its residents since 1961. The league is run by 100% volunteers consisting of parents/people of the community. In our program, the children learn teamwork, how to deal with pressure, maintain positive attitudes and how to play by the rules. These are all very important social skills and traits the children can apply to other areas of their life. These core values that the children learn in our program will help them become successful citizens later in life.

We appreciate all the support that the city has provided our program in the past and ask for your continued support to our league, and most importantly, to the community of South El Monte. As you know, these times are different from others due to COVID-19. This virus has caused hardships to our city and its residents. Our league's fees are amongst the lowest in the area and we are trying to maintain the low cost, even with a pandemic running rampant.

Due to the financial hardships, National Little League of South El Monte would like to request your assistance with allowing our program the use of city facilities along with the lights at no cost for our upcoming 2022 season.

Thank you again for your ongoing support.

Cristina Rodriguez – President

National Little League of South El Monte

Attachment B



City of South El Monte Recreation Services Department
1530 Central Avenue, South El Monte, CA 91733
Phone: (626) 448-0131
www.ci.south-el-monte.ca.us



APPLICANT INFORMATION

Name: Cristina Rodriguez	Organization/Business: National Little League of South El Monte
Address:	City: Zip Code:
Home Phone:	Work Phone:
Cell Phone:	Email:

RECREATION SERVICES FACILITY & PARK RENTAL APPLICATION AND AGREEMENT

****APPLICANT MUST BE PRESENT AT ALL TIMES DURING THE EVENT****
****ALL EVENING PERMITS CONCLUDE AT 12:00 MIDNIGHT****

RESERVATION INFORMATION

FACILITY REQUESTED:

1. COMMUNITY CENTER	2. SENIOR CENTER	3. AQUATICS CENTER	4. PARKS
Kitchen	Dining Room	Main Pool	Mary Van Dyke
Gymnasium	Arts and Craft Room	Wading Pool	Community Room
Amphitheater	Game Room I	Locker Rooms	Gazebo
Dance Room	Game Room II		New Temple
			All Fields Field
			Picnic Area
			Shively Park
			Field
			Picnic Area
Date of Event: February 5th	Day(s):	Until July 31st	Estimated Attendance:
Purpose of Event/Function: Monday through Sunday			
Reservation Time: 8am to 9:30pm	Set up Time: 7am to 9:30pm		
Kitchen Hours: to	Clean up Time: to		
Will the event be open to the public? yes			
Will there be entertainment?	If yes, what type?		
Will food be served? Yes	If yes, name of caterer?		
Will alcohol be served?			
Portable Stage needed?			

I, the undersigned, on behalf of the above named organization/business, do hereby agree to indemnify and hold harmless the City of South El Monte and any of its officers, agents or employees from any liability, claim or legal action for damages resulting from or in any way arising out of this application and agreement and will agree to abide and enforce the Rules, Regulations and Policies governing the facility set forth by the City of South El Monte. Said organization/business will accept all responsibility for any damage to premises, furniture, equipment or grounds resulting from use of facility.

I have read, signed and agree to comply with the Facility Rules and Regulations.

Signature of Applicant: Ct Rodriguez Date: 1/11/2022

OFFICE USE ONLY

☐ APPROVED ☐ DENIED Recreation Services Designee _____ Date: _____

Last update 7/11/18

Page 1 of 4

Monday - Fri 4:30pm - 9:30pm Saturday - Sun 9:00am - 11:00am 1/18

City of South El Monte Recreation Services Department

APPLICANT NAME: National Little League SEM DATE OF USE: 2/5/22 - 7/31/22
 FACILITY: New Temple Park fields

FACILITY FEE WORK SHEET

The following fee schedule applies to general use of the facility. The City of South El Monte, other governmental entities, and South El Monte-recognized Community Service/Non-Profit Organizations may be granted priority use and may be exempt from fees.

****IMPORTANT INFORMATION****
NO CONFETTI OF ANY SORT IS PERMITTED – SET-UP IS ON YOUR OWN
NOTE: FLOORS ARE COVERED WITH CARPET

<u>Field</u> Building Fee <u>5</u>	\$ <u>50</u> x <u>938</u> Hours	\$ <u>46,900⁰⁰</u>
Staff Fee <u>Lighting Fee</u>	\$ <u>30</u> x <u>311</u> # Staff x _____ Hours	\$ <u>9,330⁰⁰</u>
Security Guard Fee	\$ _____ x _____ # Guard (s) x _____ Hours	\$ _____
Kitchen Fee		\$ _____
Clean Up Fee		\$ _____
Damage Deposit	<u>on file</u>	\$ <u>500⁰⁰</u>
Insurance Premium Certificate	<u>Agency will provide</u>	\$ _____
Liquor Premiums	<u>-</u>	\$ _____
Inflatable Bouncer	<u>-</u>	\$ _____
ABC Permit	<u>-</u>	\$ _____
TOTAL:		\$ <u>56,730⁰⁰</u>

of Round Tables: _____
 # of Rectangle Tables: _____
 # of Chairs _____

Table and Chair Ratio
 8 inch Round Table = 8 chairs
 8x8 Rectangle Table = 8 chairs

BALANCE DUE DATE: _____

Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____
Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____
Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____
Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____
Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____

Security Deposit Refund:

Full refund: Yes _____ No _____

If No, reason: _____

Amount refunded: \$ _____ Warrant Request Made on: _____

CITY BUILDINGS POLICY AND PROCEDURES

City of South El Monte ("City") Facilities may be used for recreation, social, educational, or governmental functions. The City reserves the right to cancel any reservation at a moment's notice if the facility is needed by the City. However, reasonable effort will be made to relocate/reschedule the event. The City reserves the right of full access to all activities at any time during their occurrence to see that all rules, regulations, and City, State, and Federal Laws are not violated.

Facility use does not suggest City endorsement or sponsorship of any event. Applicant's publicity of event shall clearly and accurately identify the name of the sponsoring organization or individual.

If any provision of this agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

APPLICATION PROCESS:

1. Applicant must be at least 21 years of age. Proof of residency for City residents is required at time of application.
2. **A facility is not considered rented until (1) applicant delivers to the City the facility Rental Application and Agreement, rental fee, deposit(s), and any other items deemed necessary by the City; and (2) the City's Recreation Department Supervisor or his/her designee in his/her sole discretion, approves such rental in writing.**
3. The approval process takes a maximum of 14 working days. DO NOT advertise your event or print invitations prior to receiving written approval.
4. Reservations will not be accepted more than one year or less than 30 days in advance of date requested.
5. Time requested must include decorating, event and clean-up time.
6. Clean-up, Damage and Security deposits are due at time of application. Full fees must be paid 30 days prior to the event to avoid termination of application. Payments can be made by cash, check, money order, or credit card. Checks must be made payable to the "City of South El Monte".
7. For events involving the general public, the applicant is required to procure Special Event Liability Insurance. The applicant shall furnish to the City appropriate certificates of public liability and property damage insurance in the amount of \$1,000,000.00 naming the City as an additional insured under the policy. Such insurance shall be maintained and kept in force during all such times that the applicant uses the City Facilities. All insurance certificates required above shall provide that such certificates shall not be cancelled or materially changed without at least 30 days' prior written notice to the City.

APPLICANT RESPONSIBILITIES:

1. Applicant must be present during the entire event.
2. All activities must cease, and the facility completely vacated by 1:00 a.m. Amplified music must be terminated no later than 12:00 a.m. (midnight).
3. The group must appear within 30 minutes of time specified or permit will be cancelled and all fees forfeited.
4. Applicant cannot exceed the number attending on the application.
5. Activities for minors must be supervised by responsible adults on the ration of at least one adult for every 20 minors.
6. Applicant must secure services of at least two private security guards for supervision of teenage (ages 13-20) events. Security services will be added into total fees.
7. Groups using kitchen facilities shall furnish own dishes, silverware, cooking utensils, towels, soap, ice, serving trays, etc.
8. Applicant is responsible for facility clean-up. Facility must be left in a reasonably clean condition (as determined by the City) to receive a full deposit refund.
9. **Applicant must conduct a walkthrough of the facility with staff prior to and at the conclusion of the event to review the condition of the facility. The Facility Condition Report must be signed to receive a deposit refund.**
10. Applicant is responsible for the supervision of small children. They must remain in the reserved area.

DECORATIONS/SET-UP:

1. Staples, nails or any drilling are prohibited on all surfaces including walls, glass, tables, windows and doors.
2. The use of candles, open flame, smoke, bubble machines or fog machines is strictly prohibited.
3. All decorations must be removed by the applicant at the conclusion of the event.
4. Applicant is responsible for own set-up and tear down. City staff will assist with tear down of City owned tables and chairs only.
5. Hay and confetti of any sort are prohibited.

PROHIBITED:

1. No alcoholic beverages (unless proper permits are obtained) or illegal substances are permitted on City property. Violation will result in the closure of the event and forfeiture of all fees.
2. Use of glass containers is prohibited at all facilities unless otherwise approved by the Recreation Services Supervisor or his/her designee.
3. Smoking is not permitted on City property.
4. No profane language or disorderly or unseemly conduct is permitted in any City facility.

PROHIBITED CONTINUED:

5. No advertisements, circulations or petitions, solicitations, nor entry fees are permitted without written approval from the City.
6. Guests may not take food into the hallways/restrooms or any other areas that are not rented.
7. No storage of private property is permitted on City premises.
8. City Facilities cannot be used for commercial purposes without written approval.
9. Bounce houses and petting zoos are not permitted on City facilities.
10. City equipment shall not be removed from any City facility.
11. No animals are permitted at the facility, with the exception of seeing-eye dogs, service animals, or animals pre-approved for use in special exhibits.
12. Applicant shall not admit a larger number of individuals than can lawfully, safely, and freely move about the facility.
13. Only D/J and small bands are allowed to play in the facility. **Staff will determined appropriate volume levels.**
14. The use of candles, open flame, smoke, bubble machines or fog machines is strictly prohibited.

REFUND OF SECURITY DEPOSIT:

1. Refund of security deposit will take approximately 2-6 weeks after the conclusion of your event, provided the City determines no deductions of the security deposit are necessary.
2. There will be a deduction from your security deposit for the following items: damage to floors, walls, or any other part of the facility, additional cleaning, repair or replacement, deviation from the rental agreement, extra staff time cost, or disturbances requiring law enforcement.
3. If Applicant violates any part of this agreement or reports false information to the City, the City may refuse applicant further use of the facility; and applicant shall forfeit a portion of or all of the rental fees and/or deposit.

CANCELLATION POLICY:

1. Reservations must be cancelled at least five days prior to event in order to receive full deposit refund
2. All other cancellations subject to a \$25 administration fee.

CANCELLATION, RULES AND REGULATION POLICY

I, the undersigned applicant, have read, understood, received a copy of, and agree to abide by and enforce the cancellation, rules, regulations, and policies governing this facility as set forth by the City of South El Monte. I understand that by signing this document, I accept all responsibility for any damages to premises, furniture, equipment or grounds resulting from use of the facility. I further agree that any violation of the Facility Rules and Regulations can result in immediate cancellation of the reservation and forfeiture of all fees and deposits.

Applicant's Signature:  820ef938-5a1c-4c41-95fe-184
8b315d45c Date: 1/11/2022



City of South El Monte Recreation Services Department
1530 Central Avenue, South El Monte, CA 91733
Phone: (626) 448-0131
www.ci.south-el-monte.ca.us



APPLICANT INFORMATION

Name: Cristina Rodriguez	Organization/Business: National Little League of South El Monte
Address:	City: Zip Code:
Home Phone:	Work Phone:
Cell Phone: [REDACTED]	Email: [REDACTED]

RECREATION SERVICES FACILITY & PARK RENTAL APPLICATION AND AGREEMENT

****APPLICANT MUST BE PRESENT AT ALL TIMES DURING THE EVENT****

****ALL EVENING PERMITS CONCLUDE AT 12:00 MIDNIGHT****

RESERVATION INFORMATION

FACILITY REQUESTED:

1. COMMUNITY CENTER	2. SENIOR CENTER	3. AQUATICS CENTER	4. PARKS
☒ Kitchen	☐ Dining Room	☐ Main Pool	Mary Van Dyke
☒ Gymnasium	☐ Arts and Craft Room	☐ Wading Pool	☐ Community Room
☐ Amphitheater	☐ Game Room I	☐ Locker Rooms	☐ Gazebo
☐ Dance Room	☐ Game Room II		New Temple
			☐ Field
			☐ Picnic Area
			Shively Park
			☐ Field
			☐ Picnic Area
Date of Event: 5/28/22	Day(s):	Estimated Attendance:	
Purpose of Event/Function: Parent Dance			
Reservation Time: 1pm to 2am	Set up Time: 1pm to 4pm		
Kitchen Hours: 3pm to 10pm	Clean up Time: 12am to 2am		
Will the event be open to the public? ☒ Yes			
Will there be entertainment? ☒ Yes	If yes, what type? _____		
Will food be served? ☒ yes	If yes, name of caterer? _____		
Will alcohol be served? ☒ yes			
Portable Stage needed? ☒ yes			

I, the undersigned, on behalf of the above named organization/business, do hereby agree to indemnify and hold harmless the City of South El Monte and any of its officers, agents or employees from any liability, claim or legal action for damages resulting from or in any way arising out of this application and agreement and will agree to abide and enforce the Rules, Regulations and Policies governing the facility set forth by the City of South El Monte. Said organization/business will accept all responsibility for any damage to premises, furniture, equipment or grounds resulting from use of facility.

I have read, signed and agree to comply with the Facility Rules and Regulations.

Signature of Applicant: C. Rodriguez Date: 1/11/2022

OFFICE USE ONLY

☐ APPROVED ☐ DENIED Recreation Services Designee _____ Date: _____

City of South El Monte Recreation Services Department

APPLICANT NAME: National Little League SEM DATE OF USE: May 28, 2022
 FACILITY: Community Center

FACILITY FEE WORK SHEET

The following fee schedule applies to general use of the facility. The City of South El Monte, other governmental entities, and South El Monte-recognized Community Service/Non-Profit Organizations may be granted priority use and may be exempt from fees.

****IMPORTANT INFORMATION****
NO CONFETTI OF ANY SORT IS PERMITTED – SET-UP IS ON YOUR OWN
NOTE: FLOORS ARE COVERED WITH CARPET

Building Fee	\$ <u>100</u> x <u>13</u> Hours	\$ <u>1300.00</u>
Staff Fee	\$ <u>15</u> x <u>2</u> # Staff x <u>13</u> Hours	\$ <u>390.00</u>
Security Guard Fee	\$ <u>22.50</u> x <u>2</u> # Guard (s) x <u>6</u> Hours	\$ <u>270.00</u>
Kitchen Fee		\$ <u>150.00</u>
Clean Up Fee		\$ <u>300.00</u>
Damage Deposit		\$ <u>600.00</u>
Insurance Premium Certificate	<u>Agency will provide</u>	\$ <u>—</u>
Liquor Premiums	<u>Agency will provide</u>	\$ <u>—</u>
Inflatable Bouncer		\$ <u>—</u>
ABC Permit		\$ <u>170.90</u>
TOTAL:		\$ <u>3,180.90</u>

of Round Tables: _____
 # of Rectangle Tables: _____
 # of Chairs _____

Table and Chair Ratio
 8 inch Round Table = 8 chairs
 8x8 Rectangle Table = 8 chairs

BALANCE DUE DATE: _____

Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____
Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____
Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____
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Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____

Security Deposit Refund:

Full refund: Yes _____ No _____

If No, reason: _____

Amount refunded: \$ _____ Warrant Request Made on: _____

CITY BUILDINGS POLICY AND PROCEDURES

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Facility use does not suggest City endorsement or sponsorship of any event. Applicant's publicity of event shall clearly and accurately identify the name of the sponsoring organization or individual.

If any provision of this agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

APPLICATION PROCESS:

1. Applicant must be at least 21 years of age. Proof of residency for City residents is required at time of application.
2. **A facility is not considered rented until (1) applicant delivers to the City the facility Rental Application and Agreement, rental fee, deposit(s), and any other items deemed necessary by the City; and (2) the City's Recreation Department Supervisor or his/her designee in his/her sole discretion, approves such rental in writing.**
3. The approval process takes a maximum of 14 working days. **DO NOT** advertise your event or print invitations prior to receiving written approval.
4. Reservations will not be accepted more than one year or less than 30 days in advance of date requested.
5. Time requested must include decorating, event and clean-up time.
6. Clean-up, Damage and Security deposits are due at time of application. Full fees must be paid 30 days prior to the event to avoid termination of application. Payments can be made by cash, check, money order, or credit card. Checks must be made payable to the "City of South El Monte".
7. For events involving the general public, the applicant is required to procure Special Event Liability Insurance. The applicant shall furnish to the City appropriate certificates of public liability and property damage insurance in the amount of \$1,000,000.00 naming the City as an additional insured under the policy. Such insurance shall be maintained and kept in force during all such times that the applicant uses the City Facilities. All insurance certificates required above shall provide that such certificates shall not be cancelled or materially changed without at least 30 days' prior written notice to the City.

APPLICANT RESPONSIBILITIES:

1. Applicant must be present during the entire event.
2. All activities must cease, and the facility completely vacated by 1:00 a.m. Amplified music must be terminated no later than 12:00 a.m. (midnight).
3. The group must appear within 30 minutes of time specified or permit will be cancelled and all fees forfeited.
4. Applicant cannot exceed the number attending on the application.
5. Activities for minors must be supervised by responsible adults on the ration of at least one adult for every 20 minors.
6. Applicant must secure services of at least two private security guards for supervision of teenage (ages 13-20) events. Security services will be added into total fees.
7. Groups using kitchen facilities shall furnish own dishes, silverware, cooking utensils, towels, soap, ice, serving trays, etc.
8. Applicant is responsible for facility clean-up. Facility must be left in a reasonably clean condition (as determined by the City) to receive a full deposit refund.
9. **Applicant must conduct a walkthrough of the facility with staff prior to and at the conclusion of the event to review the condition of the facility. The Facility Condition Report must be signed to receive a deposit refund.**
10. Applicant is responsible for the supervision of small children. They must remain in the reserved area.

DECORATIONS/SET-UP:

1. Staples, nails or any drilling are prohibited on all surfaces including walls, glass, tables, windows and doors.
2. The use of candles, open flame, smoke, bubble machines or fog machines is strictly prohibited.
3. All decorations must be removed by the applicant at the conclusion of the event.
4. Applicant is responsible for own set-up and tear down. City staff will assist with tear down of City owned tables and chairs only.
5. Hay and confetti of any sort are prohibited.

PROHIBITED:

1. No alcoholic beverages (unless proper permits are obtained) or illegal substances are permitted on City property. Violation will result in the closure of the event and forfeiture of all fees.
2. Use of glass containers is prohibited at all facilities unless otherwise approved by the Recreation Services Supervisor or his/her designee.
3. Smoking is not permitted on City property.
4. No profane language or disorderly or unseemly conduct is permitted in any City facility.

PROHIBITED CONTINUED:

5. No advertisements, circulations or petitions, solicitations, nor entry fees are permitted without written approval from the City.
6. Guests may not take food into the hallways/restrooms or any other areas that are not rented.
7. No storage of private property is permitted on City premises.
8. City Facilities cannot be used for commercial purposes without written approval.
9. Bounce houses and petting zoos are not permitted on City facilities.
10. City equipment shall not be removed from any City facility.
11. No animals are permitted at the facility, with the exception of seeing-eye dogs, service animals, or animals pre-approved for use in special exhibits.
12. Applicant shall not admit a larger number of individuals than can lawfully, safely, and freely move about the facility.
13. Only D/J and small bands are allowed to play in the facility. **Staff will determined appropriate volume levels.**
14. The use of candles, open flame, smoke, bubble machines or fog machines is strictly prohibited.

REFUND OF SECURITY DEPOSIT:

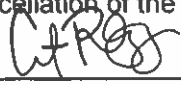
1. Refund of security deposit will take approximately 2-6 weeks after the conclusion of your event, provided the City determines no deductions of the security deposit are necessary.
2. There will be a deduction from your security deposit for the following items: damage to floors, walls, or any other part of the facility, additional cleaning, repair or replacement, deviation from the rental agreement, extra staff time cost, or disturbances requiring law enforcement.
3. If Applicant violates any part of this agreement or reports false information to the City, the City may refuse applicant further use of the facility; and applicant shall forfeit a portion of or all of the rental fees and/or deposit.

CANCELLATION POLICY:

1. Reservations must be cancelled at least five days prior to event in order to receive full deposit refund
2. All other cancellations subject to a \$25 administration fee.

CANCELLATION, RULES AND REGULATION POLICY

I, the undersigned applicant, have read, understood, received a copy of, and agree to abide by and enforce the cancellation, rules, regulations, and policies governing this facility as set forth by the City of South El Monte. I understand that by signing this document, I accept all responsibility for any damages to premises, furniture, equipment or grounds resulting from use of the facility. I further agree that any violation of the Facility Rules and Regulations can result in immediate cancellation of the reservation and forfeiture of all fees and deposits.

Applicant's Signature:  Date: 1/11/2022



City of South El Monte Recreation Services Department
1530 Central Avenue, South El Monte, CA 91733
Phone: (626) 448-0131
www.ci.south-el-monte.ca.us



APPLICANT INFORMATION

Name: Cristina Rodriguez	Organization/Business: National Little League of South El Monte
Address:	City: Zip Code:
Home Phone:	Work Phone:
Cell Phone: [REDACTED]	Email: [REDACTED]

RECREATION SERVICES FACILITY & PARK RENTAL APPLICATION AND AGREEMENT

****APPLICANT MUST BE PRESENT AT ALL TIMES DURING THE EVENT****

****ALL EVENING PERMITS CONCLUDE AT 12:00 MIDNIGHT****

RESERVATION INFORMATION

FACILITY REQUESTED:

1. COMMUNITY CENTER	2. SENIOR CENTER	3. AQUATICS CENTER	4. PARKS
☐ Kitchen	☐ Dining Room	☐ Main Pool	Mary Van Dyke
☐ Gymnasium	☐ Arts and Craft Room	☐ Wading Pool	☒ Community Room
☐ Amphitheater	☐ Game Room I	☐ Locker Rooms	☐ Gazebo
☐ Dance Room	☐ Game Room II		New Temple
			☐ Field
			☐ Picnic Area
			Shively Park
			☐ Field
			☐ Picnic Area
Date of Event: Please see attachment		Day(s):	Estimated Attendance:
Purpose of Event/Function:			
Reservation Time: 5pm to 6:30pm		Set up Time: to	
Kitchen Hours: to		Clean up Time: to	
Will the event be open to the public? Yes			
Will there be entertainment? No		If yes, what type?	
Will food be served? no		If yes, name of caterer?	
Will alcohol be served? no			
Portable Stage needed? no			

I, the undersigned, on behalf of the above named organization/business, do hereby agree to indemnify and hold harmless the City of South El Monte and any of its officers, agents or employees from any liability, claim or legal action for damages resulting from or in any way arising out of this application and agreement and will agree to abide and enforce the Rules, Regulations and Policies governing the facility set forth by the City of South El Monte. Said organization/business will accept all responsibility for any damage to premises, furniture, equipment or grounds resulting from use of facility.

I have read, signed and agree to comply with the Facility Rules and Regulations.

Signature of Applicant: C. Rodriguez Date: 1/11/2021

OFFICE USE ONLY

☐ APPROVED ☐ DENIED Recreation Services Designee _____ Date: _____

Last update 7/11/18

Page 1 of 4

City of South El Monte Recreation Services Department

APPLICANT NAME: National Little League SEM DATE OF USE: _____
 FACILITY: Mary Van Dyke Community Room

FACILITY FEE WORK SHEET

The following fee schedule applies to general use of the facility. The City of South El Monte, other governmental entities, and South El Monte-recognized Community Service/Non-Profit Organizations may be granted priority use and may be exempt from fees.

****IMPORTANT INFORMATION****
NO CONFETTI OF ANY SORT IS PERMITTED - SET-UP IS ON YOUR OWN
NOTE: FLOORS ARE COVERED WITH CARPET

Building Fee	\$ <u>200</u> x <u>9</u> Hours <u>Daily Rate</u>	\$ <u>1800⁰⁰</u>
Staff Fee	\$ _____ x _____ # Staff x _____ Hours	\$ <u>—</u>
Security Guard Fee	\$ _____ x _____ # Guard (s) x _____ Hours	\$ <u>—</u>
Kitchen Fee		\$ <u>—</u>
Clean Up Fee		\$ <u>—</u>
Damage Deposit		\$ <u>50⁰⁰</u>
Insurance Premium Certificate	<u>Agency will provide</u>	\$ <u>—</u>
Liquor Premiums		\$ <u>—</u>
Inflatable Bouncer		\$ <u>—</u>
ABC Permit		\$ <u>—</u>
TOTAL:		\$ <u>1850⁰⁰</u>

of Round Tables: _____
 # of Rectangle Tables: _____
 # of Chairs _____

Table and Chair Ratio
 8 inch Round Table = 8 chairs
 8x8 Rectangle Table = 8 chairs

BALANCE DUE DATE: _____

Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____
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Deposit(s): Date: _____	Receipt # _____	Payment \$ _____	Balance \$ _____

Security Deposit Refund:

Full refund: Yes _____ No _____

If No, reason: _____

Amount refunded: \$ _____ Warrant Request Made on: _____

CITY BUILDINGS POLICY AND PROCEDURES

City of South El Monte ("City") Facilities may be used for recreation, social, educational, or governmental functions. The City reserves the right to cancel any reservation at a moment's notice if the facility is needed by the City. However, reasonable effort will be made to relocate/reschedule the event. The City reserves the right of full access to all activities at any time during their occurrence to see that all rules, regulations, and City, State, and Federal Laws are not violated.

Facility use does not suggest City endorsement or sponsorship of any event. Applicant's publicity of event shall clearly and accurately identify the name of the sponsoring organization or individual.

If any provision of this agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

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Applicant's Signature:  Date: 1/11/2022

Dates we would like to have Board Meetings at the Community Room at Mary Van Dyke:

February 8

February 22

March 8

March 22

April 5

April 19

May 3

May 17

May 31



City Council Agenda Report

Agenda Item No. 12.a.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Dianna Gomez, Executive Assistant

SUBJECT: Mayor Gloria Olmos

1. Create a City Commission for Women and Girls through the California Commission on the Status of Women and Girls (CCSWG) Women's Recovery Response Grant.

SUMMARY:

RECOMMENDED ACTION:

FISCAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

None



City Council Agenda Report

Agenda Item No. 19.a.

DATE: January 25, 2022

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

SUBMITTED BY: Donna Schwartz, City Clerk

SUBJECT: CONSIDERATION AND APPROVAL OF THE SUCCESSOR
AGENCY MEETING MINUTES FOR OCTOBER 26, 2021

SUMMARY: Staff is requesting approval of the Minutes of the October 26, 2021 Successor Agency Meeting.

RECOMMENDED ACTION: Staff recommends the Board approve the Successor Agency Meeting Minutes of October 26, 2021.

FISCAL IMPACT: None.

DISCUSSION: None.

ATTACHMENT(S):

A. October 26, 2021 Minutes

**CITY OF SOUTH EL MONTE
SUCCESSOR AGENCY MEETING MINUTES
TUESDAY, OCTOBER 26, 2021 - 6:00 p.m.**

Successor Agency Meeting Immediately Followed Regular City Council Meeting

15. ANNOUNCEMENT BY THE CITY CLERK (PRIOR TO CONVENING THE SUCCESSOR AGENCY MEETING)

Pursuant to Government Code Section 54952.3, Board Members do not receive any compensation or stipend for attending the Successor Agency meeting

16. CALL TO ORDER AND ROLL CALL

Chair Olmos called the meeting to order at 7:45 p.m.

PRESENT: Board Member(s): Acosta, Delgado (via zoom), Retamoza, Vice Chair Angel, and Chair Olmos.

STAFF PRESENT: Rachel Barbosa, Executive Director; Rene Salas, Deputy City Manager; Colby Cataldi, Community Development Director; and Paola Lara, Deputy City Clerk.

STAFF ABSENT: Donna G. Schwartz, Secretary

Zoom was provided for the Public to participated during public comment via teleconference.

17. APPROVAL OF AGENDA

A motion was made by Vice Chair Angel, seconded by Board Member Acosta to approve the agenda. Motion carried 5-0, by the following vote:

AYES: Board Member(s): Acosta, Delgado, Retamoza, Vice Chair Angel, and Chair Olmos.

NAYS: None.

18. PUBLIC COMMENTS

Chairperson Olmos opened public comment, there being none, closed public comment.

19. CONSENT CALENDAR

A motion was made by Board Member Retamoza, seconded by Board Member Acosta to approve the Consent Calendar. Motion carried 5-0, by the following vote:

AYES: Board Member(s): Acosta, Delgado, Retamoza, Vice Chair Angel,
and Chair Olmos.

NAYS: None

19.a. Approved the Regular Successor Agency Meeting Minutes of September 28, 2021.

19.b. Approved the Successor Agency Board “goes dark” on November 23, 2021 and December 28, 2021 due to the Thanksgiving and Christmas holidays.

20. EXECUTIVE DIRECTOR'S AGENDA – None

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

There being no further business coming before this body, at 7:47 p.m. Chair Olmos adjourned the meeting.

Donna G. Schwartz, Secretary

Gloria Olmos, Chair