Planning Commission of Monterey Park Agenda

Regular Meeting
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754

Tuesday, May 26, 2026
6:30 PM

Mission Statement
The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

Land Acknowledgment
We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

General Information
Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and at www.montereypark.ca.gov/agendas.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email City Hall at mpclerk@montereypark.ca.gov or call (626) 307-1359 for reasonable accommodation at least 48 hours before a meeting. Interpretation requests are not guaranteed and are dependent on availability. Requester will be notified of availability. Council Chambers are wheelchair accessible.

Public Comment for Matters Not on the Agenda
Pursuant to Rule 5 of Resolution No. 12226 (adopted February 17, 2021), speakers are limited to a total of five minutes for Public Comment and a total of five minutes on all other items on the Agenda. Exception - See Public Hearing Procedures under Rule 7, Resolution No. 12226. If desirable, the Commission/Board may change the amount of time allowed for speakers.

While all comments are welcome, the Brown Act does not allow the Commission/Board to take action on any item not on the agenda. The Commission/Board may briefly respond to comments after Public Communications is closed. Persons may speak to any matter that is not on the Agenda but within the Commission's/Board's subject-matter jurisdiction at this time. Comments regarding an Agenda item, including the Consent Calendar, will be heard when that matter is called. Written Communication is accepted up to 24 hours before the meeting by completing an online form

at www.montereypark.ca.gov/CBC_comm. Written communications are provided to the Commission/Board.

1. **Call to Order**
   Chairperson Sam

2. **Flag Salute**
   Commissioner Chiang

3. **Roll Call**
   Chair Tammy Sam, Vice-Chair Bethelwel Wilson, Commissioner Peter Fung, Comissioner Jack Chiang, Comissioner Calvin Li

4. **Telecommunications Announcement, if requested**
   N/A

5. **Agenda Revisions and Additions**

6. **Public Communications**

7. **Presentation**

8. **Consent Calendar**
   All items under the Consent Calendar are considered by the Commission to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the Commission for separate consideration.

   8.A. Approval of Minutes

   It is recommended that the Commission consider:

   1. Approving the minutes from the Special Planning Commission Meeting of March 03, 2026 and the minutes from the Special Joint Commissions Meeting of January 13, 2026; and

   2. Taking such additional, related, action that may be desirable.

9. **Public Hearing**

   9.A. A public hearing to consider approval of Tentative Tract Map No. 84721 and Design Review DRB-25-009 for the construction of nine detached condominiums at 338-346 Sefton Avenue (Assessor's Parcel Numbers 5256-007-064 and 065)

   It is recommended that the Planning Commission consider:

   1. Opening the public hearing;
   2. Receiving documentary and testimonial evidence;
   3. Closing the public hearing;
   4. After considering the evidence received during the public hearing, adopting Resolution No. XXXX approving Tentative Tract Map No. 84721 (TM-24-05) and

Design Review DRB-25-009, subject to conditions of approval contained in Exhibit A of the Resolution, for the construction of nine detached condominiums at 338-346 Sefton Avenue; and
5. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"), the City has determined that the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines § 15332 (Class 32 – Infill Development Projects). Class 32 exempts qualifying infill development projects that satisfy the following criteria: (1) the project is consistent with the applicable general plan designation and policies and applicable zoning designations and regulations; (2) the project site is located within Monterey Park limits, is less than five acres, and is substantially surrounded by urban uses; (3) the project has no value as habitat for endangered, rare, or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services. This project consists of development of nine detached condominiums. Based on the project application materials, technical studies, and the City's independent review, the City has determined that the project satisfies each of these conditions. Accordingly, the project is categorically exempt from CEQA, and no further environmental review is required. A Notice of Categorical Exemption has been prepared (Attachment 1). In addition, a memorandum supporting the Class 32 categorical exemption determination is included for reference (Attachment 2).

9.B. Revocation of Conditional Use Permit No. 17.03 for a Massage Establishment at 1480 Monterey Pass Road

It is recommended that the Planning Commission consider:

1. Conducting a noticed public hearing to determine whether Conditional Use Permit ("CUP") No. 17.03, approved for a massage establishment at 1480 Monterey Pass Road, should be revoked;
2. Finding that the revocation of CUP No. 17.03 is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15321, Class 21, Enforcement Actions by Regulatory Agencies;
3. Adopting Planning Commission Resolution No. XXXX making the required findings and revoking Conditional Use Permit No. 17.03 for the massage establishment located at 1480 Monterey Pass Road pursuant to Monterey Park Municipal Code Section 21.32.150(A) (Attachment 1); and
4. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15321, Class 21, Enforcement Actions by Regulatory Agencies. The proposed action is the City's potential revocation of a previously approved land use entitlement. The action does not approve a new development project, expand the existing use, or authorize new construction.

The original CUP was approved by Planning Commission Resolution No. 17.02, which determined that the massage establishment use was categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities. The present action is not approval of the original use, but rather a regulatory enforcement action to revoke the entitlement.

10. Old Business

11. New Business

12. Commission Communications

13. Future Agenda Items

14. Adjournment

Planning Commission Staff Report

Date: May 26, 2026
Agenda Item Number: 8.A.

To: Planning Commission

From: Timothy Hou, Director of Community Development

Subject: Approval of Minutes

Recommendation:
It is recommended that the Commission consider:

1. Approving the minutes from the Special Planning Commission Meeting of March 3, 2026 and the minutes from the Special Joint Commissions Meeting of January 13, 2026; and

2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Executive Summary:
The minutes are a record of the official actions taken at the March 3rd, 2026 Planning Commission special meeting and the January 13th, 2026 Joint Commission meeting.

Background:

It is recommended that the Planning Commission consider approving the minutes from the special meeting of March 3rd, 2026 and the minutes from the joint meeting of January 13th, 2026.

Fiscal Impact:
N/A

Attachments:
Special Planning Commission Meeting 3/3/2026 Unofficial Minutes
Special Joint Commissions Meeting 1/13/2026 Minutes

Minutes
Monterey Park Joint Commissions, Committees, & Boards
Special Meeting
January 13, 2026

The Joint Commissions, Committees, & Boards of the City of Monterey Park held a Special Meeting in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, January 13, 2026, at 5:30 p.m.

1. Call to Order

Deputy City Clerk Trang called the meeting to order at 5:36 p.m.

2. Flag Salute

Deputy City Clerk Trang led the flag salute.

Also present:
City Manager Inez Alvarez
Assistant City Manager Diana Garcia
Assistant City Attorney Justin Tamayo
Director of Human Resources and Risk Management Christine Tomikawa
Director of Community Development Timothy Hou
Director of Public Works Shawn Igoe
Director of Recreation and Community Services Robert Aguirre
City Librarian Kristen Olivarez
Fire Chief Jason Hing
Recreation and Community Services Manager Christina Alatorre
Engineering Manager/Transtech Consultant Ziad Mazboudi
Economic Development Manager Joseph Torres
Risk Management Manager Julie DeZiel
Public Works Manager Xochitl Tipan
Recreation and Community Services Supervisor Guillermo Chavez
Recreation and Community Services Supervisor Orlando Muro
Economic Development Specialist Janice Huang
Senior Management Analyst Judy Witrago
Assistant Deputy City Clerk Helena Cho
Office Assistant Michelle Martinez

Virtually present: None.

3. Roll Call: Commission on Aging

Commissioners Present: Siu Fong, Charles Mau, Alex Tang, Diana Wong
Commissioners Absent: Paul Isozaki, Linda Tang, Betty Wang

4. Roll Call: Community Participation Commission

Commissioners Present: Oriana Chan, Rosalyn Escobar, Shirley Hwong, Fabian Raygosa, Carol Sullivan, Tiffany Troung, Isabel Wu
Commissioners Absent: Caroucel Chuateco, Sandy Hidalgo, William Yen, Isabella Lee

5. Roll Call: Economic and Business Development Commission

Commissioners Present: Josephine Louie, Zhen Wu, Albert Young
Commissioners Absent: Julio Garcia, Amy Newman

6. Roll Call: Environmental Commission

Commissioners Present: Laura Gallegos, Thuy Hua,
Commissioners Absent: Terena Phan, Jaime Rodriguez, Harrison Tang

7. Roll Call: Library Board of Trustees

Board Members Present: Travis Kaya, Olivia Loo, Jennifer Tang, Stacy Villalobos
Board Members Absent: Ricky Choi

8. Roll Call: Personnel Board

Board Members Present: Liane Kwan, Gustavo Reynoso, Grace Yeh
Board Members Absent: None.

9. Roll Call: Planning Commission

Commissioners Present: Jack Chiang, Peter Fung, Calvin Li, Tammy Sam, Bethelwel Wilson
Commissioners Absent: None.

10. Roll Call: Recreation and Parks Commission

Commissioners Present: Gary Lau, Stephanie Lee
Commissioners Absent: Jesse Chang, Paul Lee, Thomas Tang

11. Roll Call: Traffic Commission

Commissioners Present: Donson Liu, Paul Perez
Commissioners Absent: Ramon Grajeda, Daisy Ma, Allan Shatkin

12. Agenda Revisions and Additions

13. Public Communications

14. Presentation

14.A. Boards and Commissions Overview

Assistant City Attorney Tamayo presented a PowerPoint presentation detailing an overview of the Boards and Commissions offered in the City, and the rules and regulations of each Boards and Commissions member.

14.B. Barnes Park Pool Updates

Director of Recreation and Community Services Aguirre shared a PowerPoint presentation with information regarding the Barnes Park Pool Revitalization project.

14.C. City Seal Updates

Assistant City Manager Garcia provided a PowerPoint presentation with updates to the city seal.

15. Consent Calendar

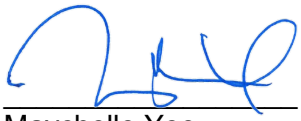
None.

16. New Business

None.

17. Adjournment

There being no further business for consideration, the meeting was adjourned at 6:21 p.m.



Maychelle Yee
City Clerk

UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
SPECIAL MEETING
March 03, 2026

The Planning Commission of the City of Monterey Park held a special meeting of the Planning Commission in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, March 03, 2026 at 6:30 p.m.

[1.] CALL TO ORDER:
Chairperson Wilson called the Planning Commission meeting to order at 6:37 pm.

[2.] FLAG SALUTE:
Commissioner Li led the Flag Salute.

[3.] ROLL CALL:
Community Development Director Hou called the roll:

Commission Members Present:	Chairperson Bethelwel Wilson, Vice Chairperson Peter Fung, Commissioner Jack Chiang, Commissioner Calvin Li
Commission Members Absent:	Commissioner Tammy Sam

ALSO PRESENT: Community Development Director Timothy Hou, Assistant City Attorney Joaquin Vazquez, Senior Planner Eliana Muñoz, Permit Technician Nikole Sanchez

[4.] REORGANIZATION OF THE PLANNING COMMISSION

Commissioner Chiang asked if they can nominate a commissioner if that commissioner is absent from the meeting. Community Development Director Hou confirmed yes they can nominate an absent commissioner.

Selection of Chair and Vice Chair

Action Taken: The Planning Commission selected Tammy Sam as Chairperson.

Motion: Selection of Tammy Sam as the Chair, moved, by Commissioner Chiang and seconded by, Commissioner Fung, nomination carried by the following vote:

Ayes:	Commissioners:	Fung, Chiang, Wilson, Li
Noes	Commissioners:	None
Absent:	Commissioners:	Sam
Abstain:	Commissioners:	None

Action Taken: The Planning Commission selected Bethelwel Wilson as Vice Chairperson.

Motion: Selection of Bethelwel Wilson as the Vice Chair, moved, by Commissioner Chiang and seconded by, Commissioner Li , nomination carried by the following vote:

Ayes:	Commissioners:	Fung, Chiang, Wilson, Li
Noes	Commissioners:	None
Absent:	Commissioners:	Sam
Abstain:	Commissioners:	None

[5.] TELECOMMUNICATIONS ANNOUNCEMENT, IF REQUESTED

N/A

[6.] AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

NONE.

PUBLIC COMMUNICATIONS. While all comments are welcome, the Brown Act does not allow the Commission to take discuss, deliberate, or take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on agenda Items at this time. If you provide public comment on a specific agenda item at this time, however, you cannot later provide comments at the time the agenda Item is considered.

[7.] PUBLIC COMMUNICATIONS:

One Written Communication from Nancy Nguyen regarding her vacant property on Vagabond Drive.

[8.] PRESENTATIONS:

[8.A.] American Planning Association Planning Officials Training - Essential Skills

1. **Roles and Responsibilities**
2. **Managing the Meeting**

Community Development Director Hou introduced first training video and facilitated staff and commissioner dialogue post video.

Staff and commissioners discussed that the duties of the Commission Chair include facilitation, moving the meeting forward, and restating voting requests. Assistant City Attorney Joaquin Vazquez stated facilitation by the Chair includes Brown Act compliance insuring there is no discussion of items not on the agenda. Commissioners can request staff add an item of interest to a future agenda meeting.

Staff and commissioners discussed that the duties of the Commissioners include being familiar with the agenda items by reviewing staff reports and agenda packets and understanding the review of findings prior to meeting’s start. Commissioners must impartially consider all testimony. Commissioners must consider who is and is not attending hearings and who is and is not voicing their opinion.

Community Development Director Hou introduced second training video and facilitated staff and commissioner dialogue post video.

Vice Chair Wilson and Commissioner Li stated the videos are beneficial for those who are new to serving and have limited understanding of commissioner roles and procedures. Director Hou commended the City for having Planning Commissioners whose professional lives and expertise intersect with the planning field.

Director Hou explained the difference and correlation between a public meeting and a public hearing.

[1:15:49] Commissioner Li asked how the Chair's role of facilitating public hearings interact with the First Amendment of the United States Constitution. Assistant City Attorney Joaquin Vazquez clarified the First Amendment does apply and explains the functions of Time Place Manner Restrictions in public meetings.

Commissioner Chiang mentioned other cities' practice of having police presence at large public meeting for public safety. Assistant City Attorney Joaquin Vazquez added that the Chair can remind public attendants of the rules of decorum.

Director Hou discussed the use of city project planners and contracted technical consultants. Commissioner Chiang stressed importance of the city having its own city staff experts.

Assistant City Attorney Joaquin Vazquez gave the example of a decision being a dish where the testimony is ingredients and the findings are the recipe.

Commissioner Fung recommended watching the training videos as a prerequisite for all new commissioners.

Vice Chair Wilson and Director Hou identify importance of formulating motions with clear yes or no voting.

[9.] CITY OF MONTEREY PARK - CONSENT CALENDAR:

All items under the Consent Calendar are considered by the Commission to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the Commission for separate consideration.

[9.A.] Minutes

Action Taken: The Planning Commission voted to approve the minutes for the regular meeting of September 09, 2025.

Motion: Moved, by Commissioner Fung and seconded by, Commissioner Chiang motion carried by the following vote:

Ayes: Commissioners: Fung, Chiang, Wilson, Li

Noes: Commissioners: None
Absent: Commissioners: Sam
Abstain: Commissioners: None

[10.] PUBLIC HEARING:

NONE.

[11.] OLD BUSINESS:

NONE.

[12.] NEW BUSINESS:

NONE.

[13.] COMMISSION COMMUNICATIONS:

Commissioner Fung requested staff update on tentative City Council meeting with data center agenda items. Community Development Director Hou confirmed there is a regular City Council meeting March 4, 2026 with three data center related items on the agenda.

Vice Chair Wilson asked if there are anticipated meeting dates for Planning Commission. Director Hou confirmed the regular March 10th commission meeting will be cancelled and there are no tentative projects for the March 24th commission meeting.

Director Hou informed the Commission that the City Council has approved an ordinance that designated the Planning Commission as the Board of Appeals to consider appeals that arise from the application of the California Building Standards Code. It is effective March 5th, 2026.

Director Hou assured Commissioner Chiang there is robust application activity with several projects expected to be ready for Planning Commission review within the next couple months.

[14.] FUTURE AGENDA ITEMS:

NONE.

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 8:14 p.m.

_____

Timothy Hou
Director of Community Development

Planning Commission Staff Report

Date: May 26, 2026
Agenda Item Number: 9.A.

To: Planning Commission

From: Timothy Hou, Director of Community Development
Kevin Tan, Assistant Planner

Subject: A public hearing to consider approval of Tentative Tract Map No. 84721 and Design Review DRB-25-009 for the construction of nine detached condominiums at 338-346 Sefton Avenue (Assessor's Parcel Numbers 5256-007-064 and 065)

Recommendation:
It is recommended that the Planning Commission consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. After considering the evidence received during the public hearing, adopting Resolution No. XXXX approving Tentative Tract Map No. 84721 (TM-24-05) and Design Review DRB-25-009, subject to conditions of approval contained in Exhibit A of the Resolution, for the construction of nine detached condominiums at 338-346 Sefton Avenue; and
5. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"), the City has determined that the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines § 15332 (Class 32 – Infill Development Projects). Class 32 exempts qualifying infill development projects that satisfy the following criteria: (1) the project is consistent with the applicable general plan designation and policies and applicable zoning designations and regulations; (2) the project site is located within Monterey Park limits, is less than five acres, and is substantially surrounded by urban uses; (3) the project has no value as habitat for endangered, rare, or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services. This project consists of development of nine detached condominiums. Based on the project application materials, technical studies, and the City's independent review, the

City has determined that the project satisfies each of these conditions. Accordingly, the project is categorically exempt from CEQA, and no further environmental review is required. A Notice of Categorical Exemption has been prepared (Attachment 1). In addition, a memorandum supporting the Class 32 categorical exemption determination is included for reference (Attachment 2).

Executive Summary:
Lei Xu (the “Applicant”), on behalf of the property owner, requests approval of Tentative Tract Map TM-24-05 (“Map”) and Design Review DRB-25-009 (“Design Review”) to construct nine detached condominiums at 338-346 Sefton Avenue (“Subject Property”). The Subject Property is within the City’s R-3 (High-Density Residential) zone and permits multi-family development. Pursuant to the Monterey Park Municipal Code (“MPMC”) and the Subdivision Map Act, a tentative map is required to subdivide air space for separate ownership of each unit. The proposed development is consistent with the MPMC and the General Plan. Therefore, staff recommends approval of the Map and Design Review, subject to the conditions of approval contained in Exhibit A of the Resolution (Attachment 3).

Type of Action (Quasi-Judicial)

The recommended action is to adopt Resolution No. XXXX to approve a Tentative Tract Map and Design Review. In considering such actions, the Planning Commission acts in a quasi-judicial role. In doing so, the Planning Commission acts like a court: it applies facts gathered during a public hearing to existing law. Just like a court, the Planning Commission can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to:

- Notice of the proposed action;
- Reasons for the action;
- A copy of the evidence on which the action is based; and
- The right to respond before a reasonably impartial, noninvolved reviewer.

The Planning Commission must base its decisions upon substantial evidence within the record. “Substantial evidence” generally means enough relevant information and reasonable inferences from information gathered during a public hearing that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. If the Planning Commission asks irrelevant questions and bases its decision-making on such questions, a court may overturn the Planning Commission’s decision and potentially hold the City liable for violating the applicant’s constitutionally protected due process rights.

To approve the Map (per MPMC § 20.04.070), the Planning Commission must find that:

- Consistent with the Monterey Park General Plan;
- Consistent with any applicable specific plan or planned development;
- Consistent with the provisions of the MPMC;

- In the interest of public health and safety; and
- A necessary prerequisite to the orderly development of the surrounding area.

To approve the Design Review (per MPMC § 21.36.060), the project must:

- Be compatible and in keeping with the character of the neighborhood and not detrimental to the general welfare of the neighborhood in which they are located;
- Reflect the values of the community; enhance the surrounding environment; and harmonize with its surroundings;
- Provide a visually pleasing setting for structures on the site through landscaping; and
- The design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.

Background:
The Subject Property is located on the east side of Sefton Avenue, approximately 475 feet south of its intersection with East Newmark Avenue, is zoned R-3 (High-Density Residential), and designated High Density Residential in the General Plan. Properties located to the north, east, south, and west are zoned R-3 and developed with multi-family residential structures. The Subject Property includes two rectangular lots. One lot is 64.50 feet wide and 300 feet deep while the other lot is 62.50 feet wide and 300 feet deep. Both lots will be merged into one lot totaling approximately 38,100 square feet in area (0.87 acres).

The Subject Property is currently vacant and will be developed as a 9-unit condominium development.

Site and Architectural Design

The proposed development will consist of nine detached condominiums on the Subject property; each structure will consist of a single-family unit and attached 2-car garage. The Subject Property will be accessible by a single, drive approach at the west side of the parcel. The units will range in size from 2,325 to 2,438 square feet.

As proposed, six units are proposed to have four bedrooms, four bathrooms, a living room, a den, a dining room, a kitchen, and a laundry room. The remaining three units propose three bedrooms, four bathrooms, a living room, a den, a kitchen, and a laundry room. All nine units meet development standards set forth in the MPMC:

DEVELOPMENT STANDARD	MPMC REQUIREMENT	PROPOSED
Minimum Lot Size	6,700 sq. ft.	38,100 sq. ft. (0.87 acre)
Maximum Density	30 units per acre (per Land Use Element)	10.34 units per acre
Front Setback	Minimum 25’	25’

Side Setback	Minimum 5’	5’
Side Setback - 2nd Story	Minimum 10’	10’
Height	Maximum 30’	26’-8” – 27’-2”
Distance between Structures	Minimum 10’	12’ – 32’-10”
Driveway Width	Minimum 18’	18’ - 26’
Required Parking • Enclosed (per unit) • Guest (development)	 2 2	 2 9
Open Space • Private (250 sq. ft. per unit) • Common (400 sq. ft. per unit)	2,250 sq. ft. 3,600 sq. ft.	4,000 sq. ft. 3,700 sq. ft.

The proposed project features a contemporary architectural design characterized by clean lines, simple forms, and a balanced composition of materials. The exterior utilizes a combination of stucco and vertical fiber cement siding to create contrast in texture and visual interest, while helping break up building massing and define individual units. Windows and openings enhance the façades while providing natural light and ventilation. The architectural plans and the materials board are included for reference (Attachment 4).

Tentative Tract Map

The Applicant is seeking approval of a Map to allow separate ownership for each dwelling unit. Condominium ownership allows separate ownership of each residential unit together with shared ownership interests in the common areas. Condominium owners are mutually responsible for the maintenance of the structures and landscaping.

The proposed Map is consistent with the MPMC and General Plan designations in terms of density and use. The Subject Property is zoned for multiple family residences, and the General Plan allows for a maximum density between 16.1 and 30 dwelling units per acre. The Map will result in 9 condominium units on a lot measuring 0.87 acres, a density of approximately 10.34 units per acre complying with the land use designation. The Tentative Tract Map is included for reference (Attachment 5).

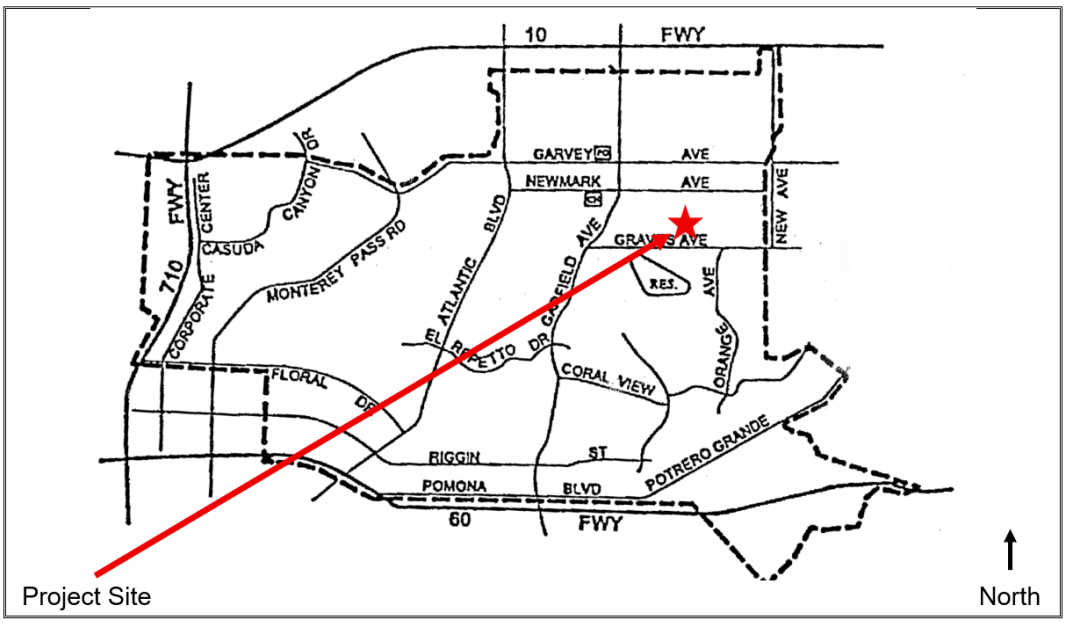
The Planning Commission’s review of the Map concerns the proposed subdivision and associated findings under the Map Act and MPMC Title 20, rather than re-evaluation of existing zoning compliance unrelated to the proposed development.

The Public Works Department, Fire Department and other agencies have reviewed the tentative map and plans, have issued conditions of approval, and recommended that the project proceed to hearing. Therefore, staff recommends that the Planning Commission approve the Map. If the Planning Commission approves the Map, the applicant will be required to prepare a final map which would be reviewed by the Public Works Director for compliance with applicable law and approved by City Council per MPMC § 20.22.220.

Legal Notification

The legal notice of this hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center and published in the Monterey Park Press on May 14, 2026, with affidavits of posting on file. The legal notice of this hearing was mailed to 121 property owners within a 300-foot radius and current tenants of the property concerned on May 14, 2026.

VICINITY MAP:



Aerial Map

Fiscal Impact:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Attachments:

1. Notice of Exemption
2. Memo to Support Categorical Exemption
3. Resolution No. XXXX, with Exhibit A
4. Architectural Plans, with Materials Board
5. Tentative Map No. 084721 (TM-24-05)

ATTACHMENT 1
Notice of Exemption

Notice of Exemption

From: City of Monterey Park Planning
320 W. Newmark Avenue
Monterey Park, CA 91754

To:

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☐ Los Angeles, County Clerk
Environmental Filings
12400 Imperial Highway #1201
Norwalk, CA 90650
Attn: Business Filings and Registration

Project Title: Tentative Tract Map (TM 24-05) and Design Review (DRB-25-009)
Project Location - Specific: 338-346 Sefton Ave
Project Location - City: Monterey Park
Project Location - County: Los Angeles

Description of Project:
Approval to construct nine detached condominium units and subdivide the property for separate ownership at 338-346 Sefton Ave.

Name of Public Agency Approving Project: City of Monterey Park
Name of Person or Agency Carrying Out Project: Lei Xu

Exempt Status: (*check one*)

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: § 15332 (Class 32 – Infill Development Projects)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Class 32 exempts qualifying infill development projects that satisfy the following criteria: (1) the project is consistent with the applicable general plan designation and policies and applicable zoning designations and regulations; (2) the project site is located within Monterey Park limits, is less than five acres, and is substantially surrounded by urban uses; (3) the project has no value as habitat for endangered, rare, or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services. This project consists of development of nine detached condominiums. Based on the project application materials, technical studies, and the City's independent review, the City has determined that the project satisfies these criteria. Accordingly, no further environmental review is required.

Lead Agency Contact Person: Kevin Tan Telephone (626) 307-1302

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: Assistant Planner

☐ Signed by Lead Agency Date received for filing at OPR:

☐ Signed by Applicant

ATTACHMENT 2
Memo To Support Categorical Exemption

JUSTIFICATION TO SUPPORT A CATEGORICAL EXEMPTION FOR THE 338 – 346 SEFTON AVENUE PROJECT

PREPARED FOR:
The City of Monterey Park
Community Development Department
Attn: Kevin Tan, Assistant Planner

PREPARED BY:

PARKER
ENVIRONMENTAL CONSULTANTS

MAY 2026

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Section 1 Introduction

A. PROJECT INFORMATION

Project Title: 338 - 346 Sefton Avenue Project

Project Location: 338 - 346 Sefton Avenue, Monterey Park, CA 91755

Project Applicant: Jason Xu
VisionReal Homes, Inc.
440 E. Huntington Drive, Suite 300
Arcadia, CA 91006

Lead Agency: City of Monterey Park
Community Development Department
320 W. Newmark Avenue
Monterey Park, CA 91754

The following information is being submitted in support of the determination that the proposed residential development, located at 338 – 346 Sefton Avenue, Monterey Park, CA 91755 (Proposed Project), qualifies for a Categorical Exemption pursuant to the criteria set forth in Section 15332 (Class 32 Infill Development Projects) under the California Environmental Quality Act (CEQA) (P.R.C. 21000-21189.2), and the State CEQA Guidelines (C.C.R. Title 14, Division 6, Chapter 3, 15000-15387).

As presented in the enclosed materials, the Proposed Project meets all of the criteria necessary to qualify for a CEQA Exemption as a Class 32 (Infill Development Project) pursuant to CEQA Guideline Sections 15332. Application of these exemptions, as with all Categorical Exemptions, are limited by certain exceptions to the exemptions identified in Section 15300.2 of the CEQA Guidelines. As discussed in further detail below, no exceptions apply to the Proposed Project. Therefore, no further environmental analysis is warranted.

Section 2 Project Description

A. Project Summary

The proposed Project includes the construction of nine residential townhouses on a vacant lot within the City of Monterrey Park. The townhouse unit mix would include three 3-bedroom units and six 4-bedroom units. The Proposed Project would include approximately 7,700 square feet of open space, including 3,700 square feet of common open space and 4,000 square feet of private open space. The proposed townhouses would reach a maximum height of 27 feet-2 inches and two stories above grade. The Proposed Project would include a total of 21,314 square feet of floor area. Each townhouse would include a two-car garage. The Proposed Project would provide 27 vehicle parking spaces on-site, including 18 garage parking spaces and 9 guest parking spaces.

The Applicant is requesting the following discretionary approvals:

- Site Plan Review.
- Vesting Tentative Tract Map for the development of nine buildings with a total of townhome units.

In addition, pursuant to various sections of the Monterey Park Municipal Code, the Applicant will also request various ministerial administrative approvals and permits from other municipal agencies for Proposed Project construction actions, including but not limited to the following: foundation, building, and tenant improvements.

B. Environmental Setting

1. Project Location

The Project Site's addresses are 338 and 346 Sefton Avenue, Monterey Park, CA 91755, with County of Los Angeles Assessor Parcel Number (APN): 5259-007-064 and 5259-007-065. The Project Site's location within the City of Monterey Park and the greater Los Angeles County region is depicted in Figure 1, Project Location Map.

The Project Site encompasses two parcels with approximately 38,100 square feet of total lot area (0.87 acres). The Project Site is generally bounded by Sefton Avenue to the west and multi-family residences to the north, south and east.

Table 1
Summary of Project Site

Address	APN	Existing Land Use	Total Lot Area
338 Sefton Avenue	5259-007-064	Vacant	19,350 sf
346 Sefton Avenue	5259-007-065	Vacant	18,750 sf
		Total	**38,100 sf**
Source: County of Los Angeles, Assessor's Map, Accessed May 2025.			

Primary vehicular access to the Project Site is provided by the San Bernardino Freeway (I-10) located approximately 1.2 miles north of the Project Site and the Long Beach Freeway (I-710) located approximately 3.7 miles west of the Project Site. Local access is provided by Garvey Avenue, approximately 0.3 miles north of the Project Site, and Sefton Avenue, which borders the Project Site.

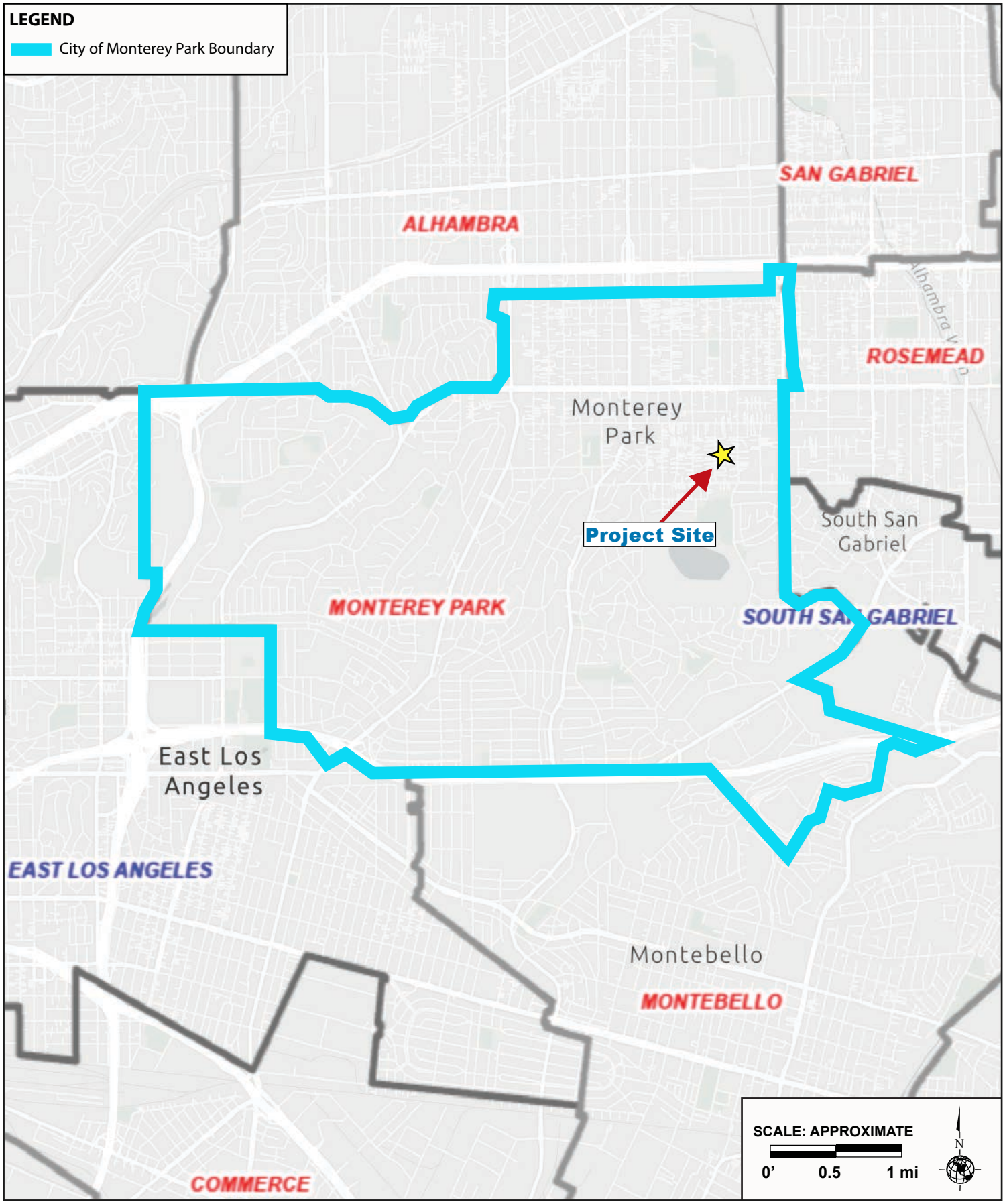
2. Existing Conditions

a) Zoning and Land Use Designations

Figure 2, Zoning and General Plan Land Use Designations, shows the existing zoning and General Plan land use designations on the Project Site and in the surrounding area. The Project Site is zoned R-3 (High Density Residential) with a land use designation of "High Density Residential." Developments in a R-3 zone are limited to a height of 30 feet and two stories.

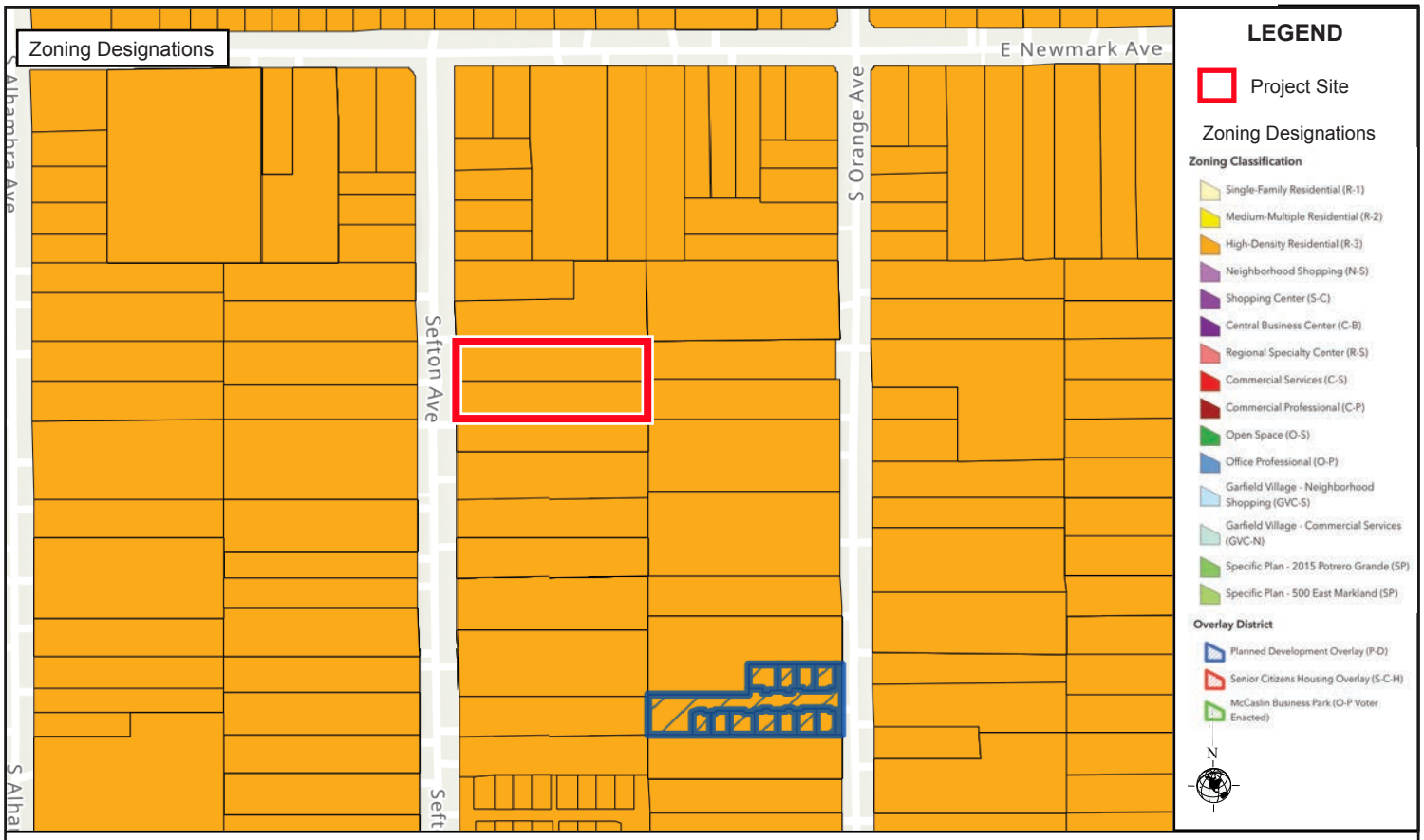
b) Existing Site Conditions

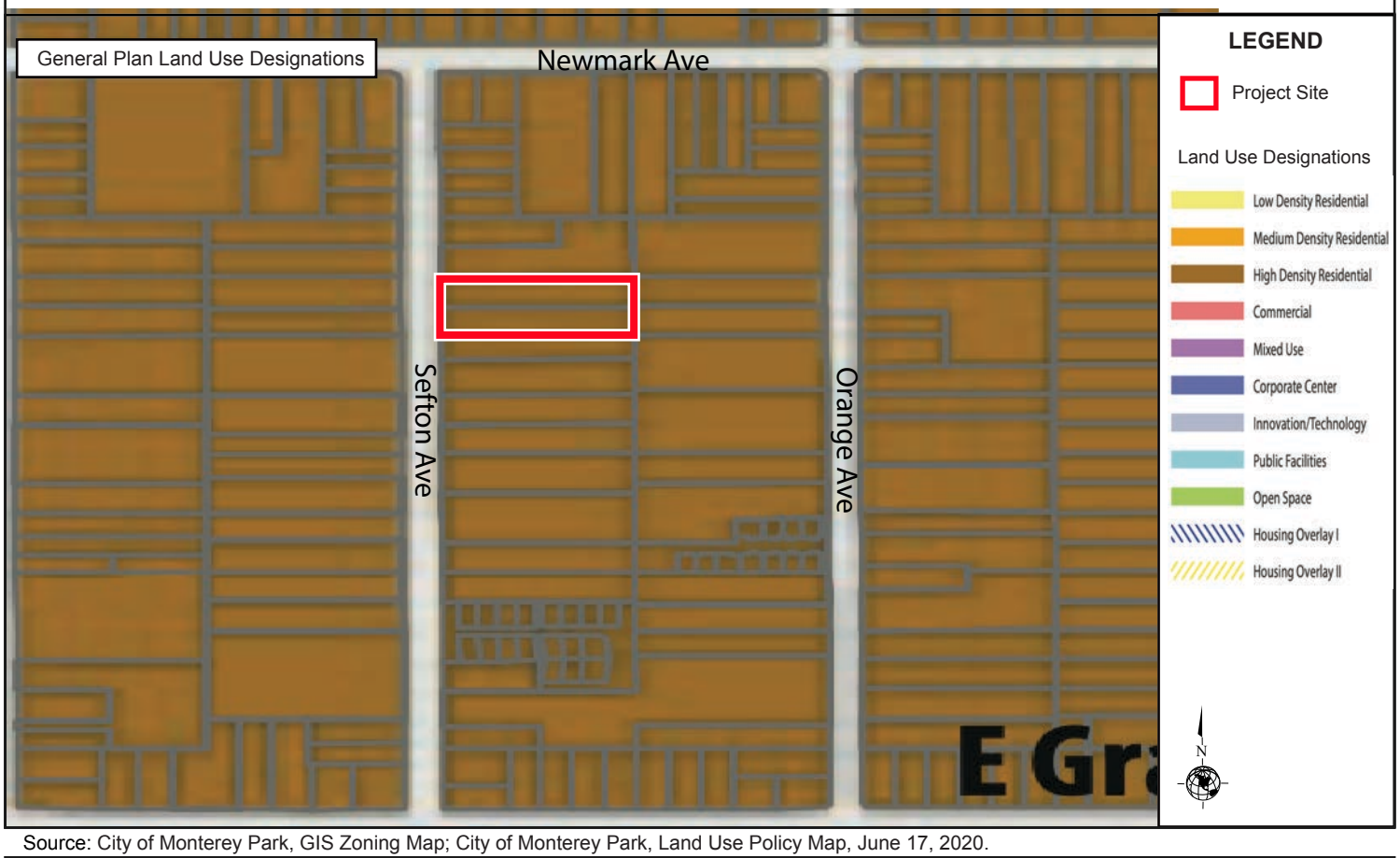
Figure 3, Aerial Photograph of the Project Site and Surrounding Land Uses, shows an aerial view of the Project Site and identifies the photograph locations for the Project Site and surrounding land use photographs shown in Figure 4, Photographs of the Project Site. The Project Site consists of two parcels that are currently vacant.



Source: County of Los Angeles, ArcGIS, 2025.

Figure 1
Project Location Map





Source: City of Monterey Park, GIS Zoning Map; City of Monterey Park, Land Use Policy Map, June 17, 2020.

Figure 2
Zoning and General Plan Land Use Designations

c) Surrounding Land Uses

As shown in Figure 2, the Project Site is zoned R-3 with a land use designation of High Density Residential. The properties immediately bordering the Project Site are multi-family residential buildings, which are also zoned R-3 with a land use designation of High Density Residential. Additional properties in the Project Site vicinity include a mix of multi-family residential buildings, including apartment buildings, townhouses, and condominiums. These land uses range in height from one- to two-stories above grade. Figure 3 shows an aerial photograph of the Project Site and the surrounding land uses. Photographs of the land uses immediately surrounding the Project Site are provided in Figure 5, Photographs of the Surrounding Land Uses. Below is description of the existing conditions in the surrounding area.

North: The Project Site is immediately bordered by two-story townhomes to the north. These properties are zoned R-3 with a land use designation of High Density Residential. Refer to Figure 5, View 7.

East: The Project Site is immediately bordered by one-to two-story multi-family residential buildings to the east. These properties are zoned R-3 with a land use designation of High Density Residential. Refer to Figure 5, View 8.

South: The Project Site is immediately bordered by two-story multi-family residential buildings to the south. These properties are zoned R-3 with a land use designation of High Density Residential. Refer to Figure 5, View 9.

West: The Project Site is immediately bordered by South Sefton Avenue to the west. Further west, across Sefton Avenue, are two-story multi-family residential buildings. These properties are zoned R-3 with a land use designation of High Density Residential. Refer to Figure 5, Views 10, 11, and 12.

Source: Google Earth, Aerial View, 2023.

Figure 3
Aerial Photograph of the Project Site and Surrounding Land Uses

View 1: From the west side of Sefton Avenue, looking northeast at the Project Site.

View 2: From the west side of Sefton Avenue, looking east at the Project Site.

View 3: From the west side of Sefton Avenue, looking southeast at the Project Site.

View 4: From the east side of Sefton Avenue, looking east at the Project Site.

View 5: From the west side of Sefton Avenue, looking east at the Project Site.

View 6: From the west side of Sefton Avenue, looking east at the Project Site.

Source: Parker Environmental Consultants, June 6, 2025.

Figure 4
Photographs of the Project Site

View 7: From the west side of Sefton Avenue, looking northeast at the residential properties north of the Project Site.

View 8: From the east side of Orange Avenue, looking southwest at the residential properties east of the Project Site.

View 9: From the west side of Sefton Avenue, looking southeast at the residential properties south of the Project Site.

View 10: From the east side of Sefton Avenue, looking southwest at the residential properties southwest of the Project Site.

View 11: From the east side of Sefton Avenue, looking west at the vacant lot west of the Project Site.

View 12: From the east side of Sefton Avenue, looking northwest at the residential properties northwest of the Project Site.

Source: Parker Environmental Consultants, June 6, 2025.

Figure 5
Photographs of the Surrounding Land Uses

C. Description of Project

a) Project Overview

The Proposed Project would include the construction of nine residential townhouses. The unit mix would include three 3-bedroom units, six 4-bedroom units. The total building area would include approximately 21,314 square feet. The Proposed Project would provide a total of 7,700 square feet of open space, including 3,700 square feet of common open space on the ground level and 4,000 square feet of private open space. The proposed development would reach a maximum height of 27 feet-2 inches above grade and two-stories above grade. The Proposed Project would provide 27 vehicle parking spaces on-site, including 18 garage parking spaces and 9 guest parking spaces.

A summary of the Proposed Project is provided in Table 2, Proposed Development Program, below. The layout of the Proposed Project is depicted in Figure 6 through Figure 8.

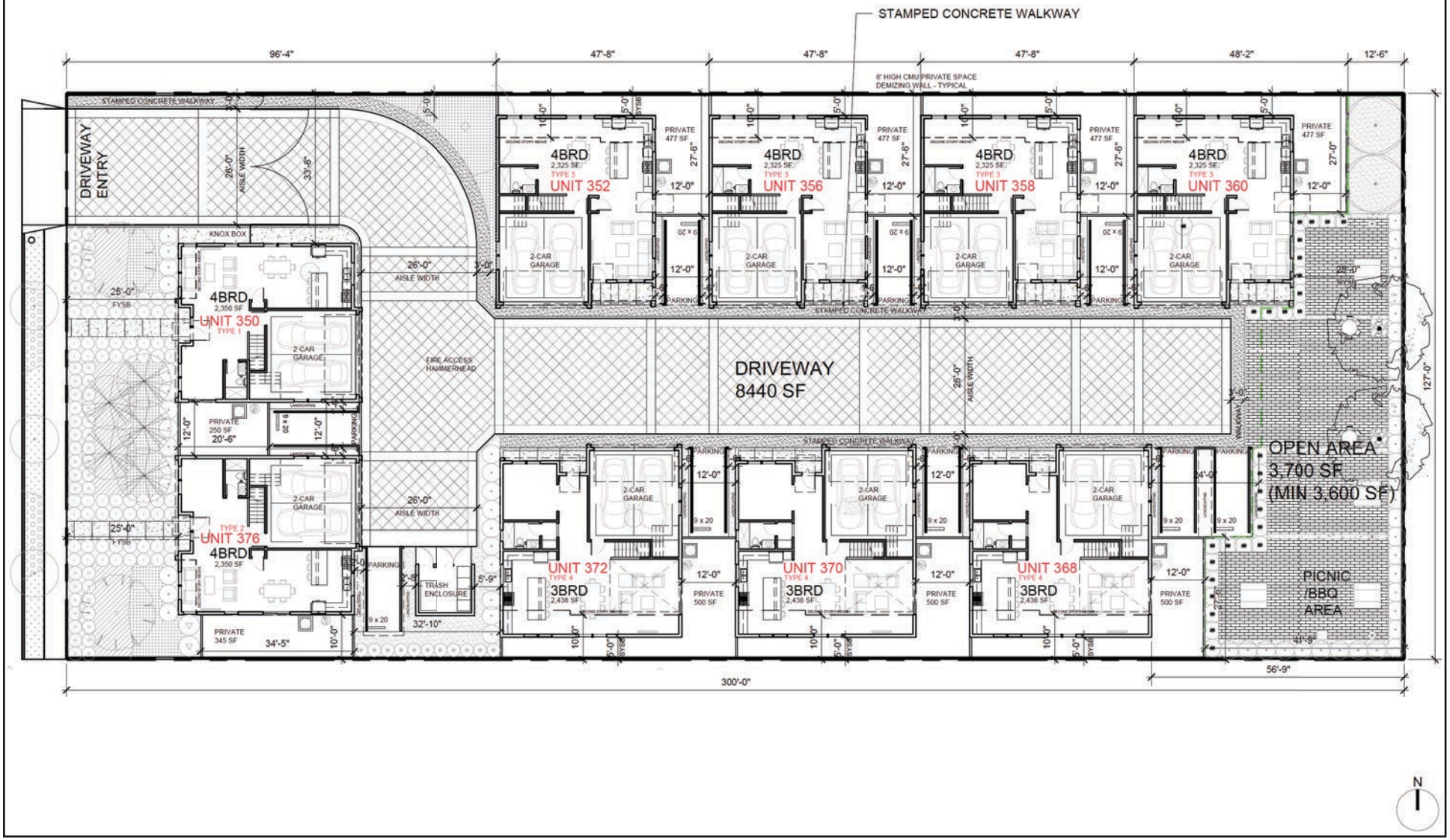
Table 2
Proposed Development Program

Land Uses	Quantity	Proposed Floor Area (square feet)
Proposed Project		
Residential (9 dwelling units)		
Three-Bedroom	3 du	21,314
Four-Bedroom	6 du	
TOTAL:	**9 du**	**21,314 sf**

Notes: du = dwelling unit; sf = square feet
Source: TAG Design Works, April 21, 2026.

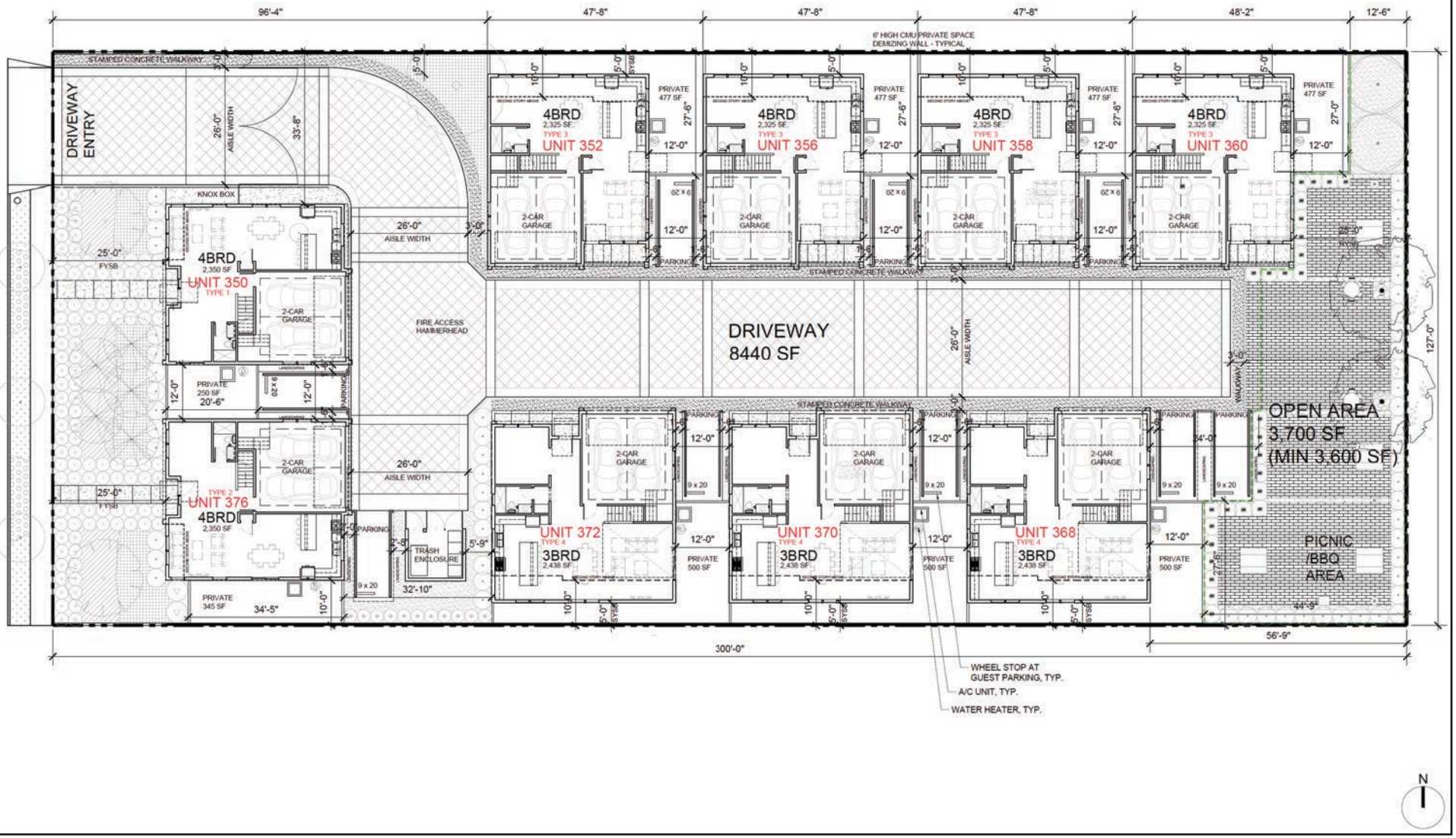
1) Residential Uses

As shown in Table 2, above, the Proposed Project would include 9 residential townhouses. The townhouse unit mix would include three 3-bedroom units and six 4-bedroom units. Each residential townhouse would also include a two-car garage. The proposed development would include common residential open space on the ground level and private open space patios/balconies.



Source: TAG Design Works, April 21, 2026.

Figure 6
Site Plan



Source: TAG Design Works, April 21, 2026.

Figure 7
First Floor Plan

Source: TAG Design Works, April 21, 2026.

Figure 8
Second Floor Plan

2) Density

The Project Site includes a total lot area of 38,100 square feet (0.87 acres). Pursuant to the Monterey Park Municipal Code (MPMC) Section 21.08.020, the R-3 zone allows for high density residential housing either attached or detached multi-family units. The permitted density allowed is a maximum 25 units per acre. Therefore, the Proposed Project would provide a total of 9 dwelling units.

3) Floor Area

The Project Site is located in a R-3 zone, which does not limit FAR. The Proposed Project would include a total of 21,314 square feet of building floor area across the Project Site.

4) Building Height

As mentioned previously, the Project Site is located in a R-3 zone, which limits building height to 30-feet and two stories. Thus, the maximum height of the proposed townhouse structures would be 27 feet-2 inches and two stories above grade. Figure 9 depicts the Proposed Project's building elevations, and Figure 10 and Figure 11 depict the Proposed Project's building sections.

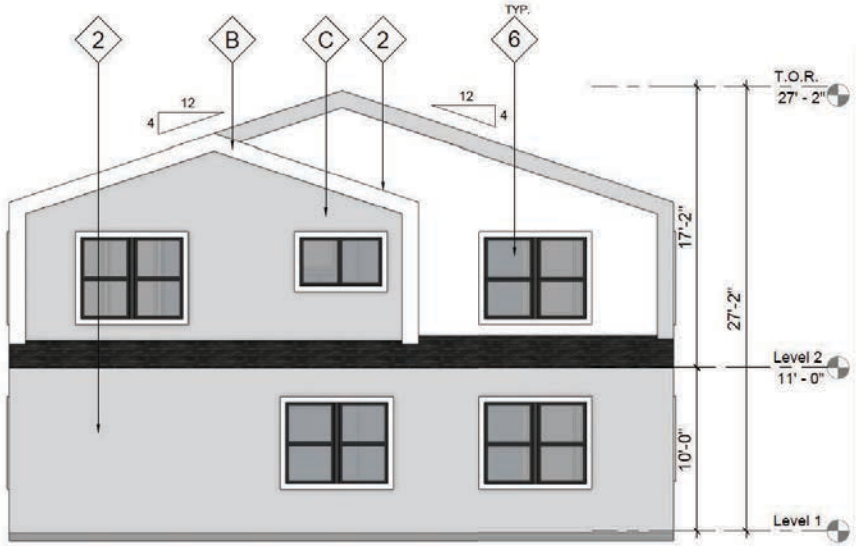
5) Setbacks

Pursuant to MPMC Table 21.08(E), housing developments in the R-3 zone are required to provide a 25-foot front yard setback, five-foot side yard setbacks on the first floor or 15 feet side yard setback if facing a street, 10-foot side yard setback on the second floor or 25-foot side yard setback if facing a street, and a 25-foot rear yard setback. The proposed townhomes would provide a 25-foot front yard setback along the western property line, a five-foot side setback on the first floor and 10-foot side setbacks on the second floor along the northern and southern property lines; and a 25-foot rear yard setback along the eastern property line.

6) Design and Architecture

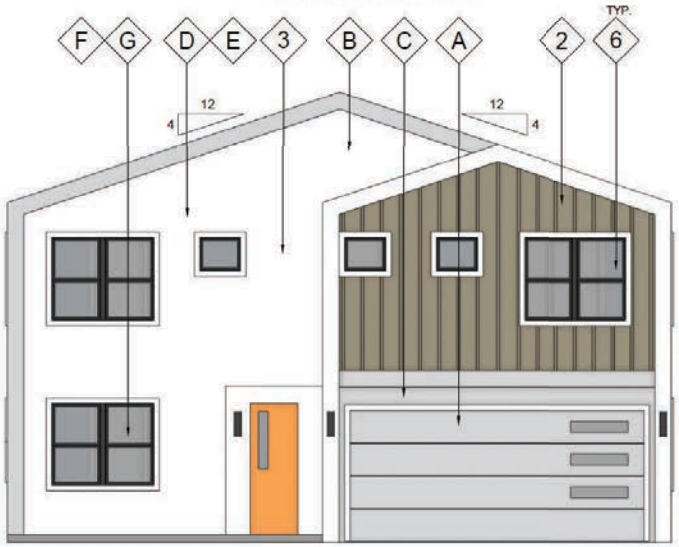
The Proposed Project is a multi-family residential development designed with modern architectural materials such as smooth stucco, sand stucco, batten board exterior, and asphalt roofing. The Proposed Project would be designed to meet all building standards, such as Title 24 of the California Administrative Code and requirements of the MPMC. See Figure 12 for the architectural and 3D views of the Proposed Project.

RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION

Source: TAG Design Works, April 21, 2026.

Figure 9
Building Elevations

Source: TAG Design Works, April 21, 2026.

Figure 10
Building Axonometric View - Southeast

Source: TAG Design Works, April 21, 2026.

Figure 11
Building Axonometric View - Northwest

Source: TAG Design Works, April 21, 2026.

Figure 12
Building 3D Views

7) Open Space

The open space requirements and amount of open space for the Proposed Project are summarized in Table 3, Summary of Required and Proposed Open Space Areas, below. Pursuant to MPMC Table 21.08(E), the Proposed Project would be required to provide 400 square feet of common open space per unit and 250 square feet of private open space per unit. As such, the total amount of open space required by the MPMC is 5,850 square feet, of which, 3,600 square feet of common open space is required, and 2,250 square feet of private open space is required. The Proposed Project would provide a total of 7,700 square feet of open space, which includes 3,700 square feet of common open space and 4,000 square feet of private open space.

Table 3
Summary of Required and Proposed Open Space Areas

AMC Open Space Requirements	Dwelling Units	Open Space (square feet)
Common Open Space (400 sf/du)	9	3,600
Private Open Space (250 sf/du)	9	2,250
Total Open Space Required:		**5,850 sf**
Proposed Open Space	**Open Space (square feet)**	
Common Open Space	3,700	
Private Open Space	4,000	
Total Open Space Provided:	**7,700 sf**	

Notes: du = dwelling unit; sf = square feet
Source: TAG Design Works, April 21, 2026.

8) Access, Circulation, and Parking

Parking for the proposed residential use on-site would be provided within a two-car garage in each townhouse and nine guest parking spaces. Vehicular access to the Project Site would be provided via a full-access driveway along Sefton Avenue. Pursuant to MPMC Section 21.22.050, the Proposed Project would be required to provide two parking spaces for each dwelling unit and ½ guest parking space per unit. As shown in Table 4 below, 23 residential parking spaces would be required. The Proposed Project would provide 27 vehicle parking spaces.

Table 4
Summary of Required and Proposed Vehicle Parking Spaces

Description	Quantity	Rate	Spaces Required	Spaces Provided
Townhouses	9 du	2 spaces per du	18	18
Guest Parking	9 du	0.5 space per du	5	9
		Total Parking:	**23**	**27**

Notes: du = dwelling unit; sf = square feet
Source: TAG Design Works, April 21, 2026.

9) Lighting and Signage

Exterior lighting features within the Proposed Project would consist of low level illuminated pedestrian walkways and lighting within common open space areas and parking areas. On-site signage would include site identity and wayfinding signs in accordance with the MPMC.

b) Anticipated Construction Schedule

For purposes of analyzing impacts associated with air quality, this analysis assumes a Project construction schedule of approximately 12 months, with final buildout occurring in 2028. Construction activities associated with the Proposed Project would be undertaken in three phases: (1) site preparation; (2) building construction; and (3) finishing and architectural coatings. All construction activities would be performed in accordance with all applicable state and federal laws and City Codes and policies with respect to building construction and activities. As provided in Section 4.50.100 of MPMC, the permissible hours of construction within the City are 7:00 A.M. to 7:00 P.M. Monday through Friday, and between 9:00 A.M. to 6:00 P.M. on Saturdays, Sundays, and holidays. The Proposed Project would comply with these restrictions.

c) Haul Route

The Proposed Project would require approximately 706 cubic yards (cy) of soil to be hauled off-site in order to ensure the proper base and slope for the building foundations. For purposes of analyzing the construction-related impacts, it is anticipated that the site preparation and soil export would involve haul trucks with up to a 14 cubic yard hauling capacity and would be disposed at United Rock Products, located at 1245 Arrow Highway in Irwindale, which accepts inert waste. All truck staging would either occur on-site or at designated off-site locations and radioed into the site to be filled. Hauling hours are anticipated to be during the off-peak hours of 10:00 A.M. to 4:00 P.M., Monday through Friday.

All construction debris would be recycled to the maximum extent feasible. Construction debris and soil materials from the Project Site that cannot be recycled or diverted would be disposed of at designated disposal sites. For recycling efforts, Ace Diversion accepts construction and demolition waste for recycling and is located approximately 6 miles south of the Project Site (approximately 12 miles round trip). Construction debris generated during the building construction phase would be hauled to the Ace Diversion Recycling Facility for processing, recycling, and reclamation.

D. Requested Permits and Approvals

The list below includes the anticipated requests for approval of the Proposed Project:

1. Site Plan Review.
2. Vesting Tentative Tract Map for the development of nine buildings with a total of townhome units.

Pursuant to various sections of the MPMC, the Applicant will request administrative approvals and permits from other municipal agencies for Project construction actions, including but not limited to the following: site clearing, shoring, foundation, building, haul route, and tenant improvements.

Section 3 Evaluation of Class 32 Criteria

A. Introduction

Every discretionary action requires environmental review pursuant to CEQA. However, the CEQA Guidelines (Sections 15300 to 15332) include a list of classes of projects, which have been determined to not have a significant effect on the environment, known as Categorical Exemptions. If a project falls within one of these classes, it is exempt from the provisions of CEQA, and no further environmental review is required. The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of infill projects that are consistent with the local General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. It may apply to residential, commercial, industrial, and/or mixed-use projects. As supported by the information presented herein, the Proposed Project falls under the Class 32 Exemption since it is an in-fill development.

A Class 32 Exemption applies to a project characterized as in-fill development meeting the conditions described below:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

c) The project site has no value as habitat for endangered, rare or threatened species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services.

As presented herein, the Proposed Project qualifies for a Class 32 Infill Development Project under the P.R.C. 21000-21189.2 (CEQA), and the State CEQA Guidelines (C.C.R. Title 14, Division 6, Chapter 3, 15000-15387). The Proposed Project meets all of the criteria necessary to qualify for a CEQA Exemption as a Class 32 (Infill Development Project) pursuant to CEQA Guideline Section 15332, respectively, and no significant environmental impacts would result from any unusual circumstances. Therefore, no further environmental analysis is warranted.

B. Supporting Analysis for a Class 32 Categorical Exemption

Consistent with the State CEQA Guidelines and the Department of Community Development's policies for implementing CEQA, the following assessment provides substantial evidence to support the determination that the Proposed Project meets the above criteria, pursuant to the Class 32 (Infill Development) requirements as set forth in Section 15332 of the State CEQA Guidelines.

a) The Proposed Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

Development within the City is guided by the City of Monterey Park Zoning Code (MPMC, Title 21, Zoning), which governs land use through specific development and design standards (i.e., allowable uses, density, building height, building setbacks, etc.) for individual properties. The Project Site is zoned R-3 with a land use designation of High Density Residential. The Project Site is also subject to the City's General Plan, including the Land Use and Urban Design Element. The following paragraphs discuss the requirements for the Project Site that are limited by the MPMC and the General Plan.

1. Monterey Park Municipal Code

a) Land Use

The Proposed Project includes the construction of a multi-family residential development with 9 townhouses. Pursuant to MPMC Table 21.08(A), a variety of housing types are allowed in the R-3 zone, including single-family dwelling units, multi-family dwelling units, community care facilities, condominiums, public education institutions, open space, and sober living facilities. The R-3 zone corresponds with the High Density Residential General Plan land use designation. As such, the Proposed Project is consistent with the R-3 zone, and the corresponding General Plan land use designation, which allow for the proposed townhouse development. The Proposed Project is appropriate in this location to promote new housing. Therefore, the Proposed Project would conform to the allowable land uses pursuant to the MPMC.

b) Floor Area

Pursuant to MPMC Table 21.08(E), development located in a R-3 zone does not limit FAR. The Proposed Project would include a total of 21,314 square feet of building floor area across the Project Site.

c) Density

The Project Site includes a total lot area of 38,100 square feet (0.87 acres). Pursuant to the MPMC Section 21.08.020, the R-3 zone allows for high density residential housing either attached or detached multi-family units. The permitted density allowed is a maximum 25 units per acre.

Therefore, the Proposed Project would provide a total of 9 townhouse units. Thus, the Proposed Project would be consistent with the allowed density established by the MPMC.

d) Height

As mentioned previously, the Project Site is located in a R-3 zone, which limits building height to 30-feet and two stories, pursuant to MPMC Table 21.08(A). The maximum height of the proposed townhouse structures would be 27 feet-2 inches and two stories above grade. Thus, the Proposed Project would be consistent with the allowed height provisions of the MPMC.

e) Setbacks

Pursuant to MPMC Table 21.08(E), housing developments in the R-3 zone are required to provide a 25-foot front yard setback, five-foot side yard setbacks on the first floor or 15 feet side yard setback if facing a street, 10-foot side yard setback on the second floor or 25-foot side yard setback if facing a street, and a 25-foot rear yard setback. The proposed townhouses would provide a 25-foot front yard setback along the western property line, a five-foot side setback on the first floor and 10-foot side setbacks on the second floor along the northern and southern property lines; and a 25-foot rear yard setback along the eastern property line. Thus, the Proposed Project would provide the minimum required setbacks pursuant to the MPMC.

f) Vehicle Parking

Parking for the proposed residential use on-site would be provided within a two-car garage in each townhouse and nine guest parking spaces. Vehicular access to the Project Site would be provided via a full-access driveway from Sefton Avenue. Pursuant to MPMC Section 21.22.050, the Proposed Project would be required to provide two parking spaces for each dwelling unit and ½ guest parking space per unit. As such, 23 residential parking spaces would be required. The Proposed Project would provide 27 vehicle parking spaces including 18 garage parking spaces and nine guest parking spaces. Thus, the Proposed Project would be consistent with the applicable parking requirements of the MPMC.

g) Open Space

Pursuant to MPMC Table 21.08(E), the Proposed Project would be required to provide 400 square feet of common open space per unit and 250 square feet of private open space per unit. As such, the total amount of open space required by the MPMC is 5,850 square feet, of which, 3,600 square feet of common open space is required, and 2,250 square feet of private open space is required. The Proposed Project would provide a total of 7,700 square feet of open space, which includes 3,700 square feet of common open space and 4,000 square feet of private open space. Thus, the Proposed Project would be consistent with the open space requirements of the MPMC.

2. City of Monterey Park General Plan Land Use and Urban Design Element

Monterey Park as a whole is largely built out with development opportunities limited to a few scattered vacant parcels and the redevelopment of aging or underperforming properties. To encourage new housing, new businesses, and reinvestment, Monterey Park has increased allowable development intensities in its commercial districts and embraced mixed-use developments. This traditionally suburban community offer districts of urban-scale living and commerce amid the beloved neighborhoods of single-family homes. The region has transformed but continues to support diverse lifestyle choices for all.

The Land Use and Urban Design Element sets forth a resident-inspired vision to guide growth and development through the year 2040 by designating the future use and reuse of land within the City of Monterey Park and adjacent lands within the City's designated sphere of influence, the unincorporated community of South San Gabriel. Furthermore, the Land Use and Urban Design Element supports the community's desire to protect those features of Monterey Park that distinguish the City: its diverse residential neighborhoods, the cherished parks, and business districts that attract people from throughout the region and beyond to unique restaurants and shops. At the same time, the goals and policies look toward the need to ensure the City's long-term fiscal health, accommodate housing demands for all household income levels, and respond to the rapidly evolving ways in which people shop and spend leisure time.

The Proposed Project is consistent with the City of Monterey Park General Plan Land Use and Urban Design Element, which defines the City's land use categories, including uses, densities, and intensities. The Proposed Project would provide a multi-family residential development with nine townhouses, which would conform to the policies identified in the General Plan Land Use and Urban Design Element. A detailed analysis of the consistency of the Proposed Project with the applicable goals and policies of the General Plan Land Use and Urban Design Element is presented in Table 5, below.

Table 5
Project Consistency Analysis with Applicable Goals and Policies of the General Plan Land Use and Urban Design Element

Policy	Project Consistency Analysis
Land Use	
Goal 3: Distinctive, complete residential neighborhoods that enhance the quality of life and promote a healthy community.	**No Conflict.** The Project Site is currently vacant and surrounded with existing multi-family residential neighborhoods. The Proposed Project would construct a multi-family townhouse development, which would be consistent with the surrounding neighborhood. Therefore, the Proposed Project would enhance and complete the local residential neighborhood by replacing an existing vacant site. Thus, the Proposed Project would not conflict with this goal.
Policy 3.1: Quality Neighborhoods. Maintain the quality and character of residential neighborhoods.	**No Conflict.** The Proposed Project would be designed in accordance with MPMC and the City's Residential Development Guidelines. These guidelines and standards are in place to ensure that projects are designed and developed to achieve a high level of quality, have a distinctive character, and are compatible with existing residential uses. Therefore, the Proposed Project would not conflict with this policy.
Policy 3.6: Public Space. Create an interconnected system of inviting, safe, and accessible public spaces that serve residents and visitors.	**No Conflict.** The Proposed Project would provide common open space on the ground level to serve its future residents and guests. Thus, the Proposed Project would not conflict with this policy.
Goal 4: A built environment that is resilient and promotes health and wellness.	**No Conflict.** The Proposed Project would be compatible with the adjacent land uses and are used to enhance community lifestyle. Locating multi-family residential dwelling units within walking distance of transit options would help to foster a sense of place and promote health by locating jobs near housing, which would help reduce air quality and greenhouse gas emissions along with the Project Site's close proximity to multiple bus lines with peak commute intervals of 15 minutes or less. The Proposed Project would promote diverse, inclusive communities. Thus, the Proposed Project would not conflict with this goal.
Policy 4.5 New Development. Ensure new development is planned in areas that can sustain it long term – considering air quality, health indicators of residents, infrastructure networks and services, and socio-economic factors.	**No Conflict.** The Project Site is currently vacant and surrounded with an existing residential neighborhood. Therefore, the surrounding area is developed with urban infrastructure and can serve the existing demands of the Proposed Project. Additionally, as determined below, the Proposed Project would not result in a significant air quality impact. Therefore, the Proposed Project would not conflict with this policy.
Residential	
Goal 6: Accommodating all household sizes and income levels with a variety of housing types.	**No Conflict.** The Proposed Project would provide a multi-family residential development with townhouse units, which would support this goal and ensure that there are housing opportunities for all income levels. The Proposed Project would include multi-family residential units with different sizes and configurations, including three- and four-bedroom

	units. As such, the Proposed Project would diversify the housing stock and would promote individual choice in type, quality, price, and location. The additional units will increase supply and help reduce upward pressure on housing costs. As such, the Proposed Project would not conflict with this goal.
Policy 6.1: Standards. Maintain zoning standards for Low Density neighborhoods to allow only detached single-unit homes.	**No Conflict.** The Project Site is currently zoned R-3 (High Density Residential) and is currently vacant. The Proposed Project is not zoned for low density. Therefore, the Proposed Project would not conflict with this policy.
Goal 7: Enhanced neighborhood character.	**No Conflict.** The Proposed Project would be designed and landscaped in accordance with applicable design guidelines such as the MPMC and the Residential Development Guidelines. These guidelines and standards are in place to ensure that projects are designed and developed to achieve a high level of quality, have a distinctive character, and are compatible with existing residential uses and development. Therefore, the Proposed Project would not conflict with this goal.
Policy 7.3 Protection. Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.	**No Conflict.** The Proposed Project would replace an existing vacant lot with a multi-family residential development with townhouses. Thus, the Proposed Project would not encroach on any existing residential land uses and thus, would not conflict with this policy.
Policy 7.7 Compatibility. Strengthen neighborhood identity with new development that is architecturally compatible with surrounding structures.	**No Conflict.** The Proposed Project would be designed in accordance with the applicable design guidelines such as the MPMC and the City's Residential Development Guidelines to improve streetscape identity and character and would also be compatible with the scale of adjacent residential neighborhoods. The Proposed Project would include landscaping at the ground-level to physically enhance the Project Site and surrounding area, which would help increase pedestrian activity on-site and in the vicinity. The proposed residential development would be consistent with the prevailing heights of comparable residential buildings fronting Sefton Avenue. Thus, the Proposed Project would not conflict with this policy.
Goal 8: High-quality residential design.	**No Conflict.** The Proposed Project would be designed and landscaped in accordance with applicable design guidelines such as the MPMC and the City's Residential Development Guidelines to enhance the visual appearance and appeal of the local area. The proposed townhouse development would be consistent with the prevailing heights of comparable commercial buildings fronting Sefton Avenue. Thus, the Proposed Project would not conflict with this goal.
Policy 8.2: Street Relationship. Encourage new development to create direct a clear visual relationship between residences and public streets, while minimizing driveways, parking areas, and garage doors in front yard spaces.	**No Conflict.** The Proposed Project would be consistent with the required front yard setbacks, pursuant to the MPMC, to be coherent with the surrounding neighborhood. The Proposed Project would be designed in accordance with the City's plans and design guidelines to improve streetscape identity and character and would also be compatible with the scale of adjacent residential neighborhoods. The Proposed Project would be setback along the Sefton Avenue street frontage and designed with landscaping to promote the

Policy 8.3 Street Frontage. Encourage building forms that create coherent and consistent street frontages on blocks that emphasize the visibility of entrance doors, porches, stoops, and/or entrance patios.	pedestrian entrance to the Project Site. Vehicular access would be provided by one full-access driveway along Sefton Avenue. All garage doors would be hidden from public view and would not face Sefton Avenue. Thus, the Proposed Project would not conflict with this policy.
Policy 8.5 New Development. Require new development to provide engaging, well-landscaped outdoor spaces that invite and support outdoor activities.	**No Conflict.** The Proposed Project would provide common open space on the ground level to serve its future residents and guests. Thus, the Proposed Project would support outdoor activities and not conflict with this policy.
Source: City of Monterey Park, General Plan, Land Use and Urban Design Element, Adopted June 17, 2020; and Parker Environmental Consultants, 2025.	

As determined above, the Proposed Project would thus be consistent with the applicable goals and policies of the City's General Plan Land Use and Urban Design Element. As such, impacts related to the consistency with the applicable land use and planning policies in the General Plan Land Use and Urban Design Element would be less than significant.

As discussed above, the Proposed Project would not conflict with applicable zoning and development standards, including those set forth in the MPMC and the General Plan.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

As shown in Figure 3, Aerial Photograph of the Project Site and Surrounding Land Uses, the Project Site is located in an urbanized area of the City of Monterey Park and is entirely surrounded by urban land uses. The Project Site encompasses two parcels and is identified by the following County of Los Angeles Assessor Parcel Numbers (APN): 5259-007-064 and 5259-007-065. The Project Site encompasses approximately 38,100 square feet of total lot area (0.87 acres). The Project Site is surrounded by a mix of multi-family residential buildings. Therefore, the Project Site is less than five acres and surrounded by urban uses.

c) The Project Site has no value as habitat for endangered, rare or threatened species.

The Project Site is located in a highly urbanized area within the City of Monterey Park. As shown in Figure 3, Aerial Photograph of the Project Site and Surrounding Land Uses, the Project Site and the surrounding area are fully developed with urban infrastructure and do not contain any significant areas of natural open space or areas of significant biological resource value. The Project Site is currently vacant and undeveloped. See Figure 4, Photographs of the Project Site and Figure 5, Photographs of the Surrounding Land Uses. Based on a review of the U.S. Fish and Wildlife Service (USFWS) Threatened & Endangered Species Active Critical Habitat Report for the Project area, no candidate, sensitive, or special status species identified in local plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or the USFWS have been recorded or exist in the immediate Project Site area. Additionally, no critical habitat was identified in the USFWS's Information for Planning and Consultation (IPaC) database.

The USFWS's IPaC database identified the following species that occur within the broader Project Site locale, but indicated that the Project Site is located outside of the designated critical habitat for all of these species: one threatened species (coastal California gnatcatcher), three endangered species (Least Bell's Vireo, Nevin's Barberry, Slender-horned Spineflower), and two proposed threatened species (Southwestern Pond Turtle and Monarch Butterfly) (see Attachment 1 to this Categorical Exemption). Thus, construction of the Proposed Project would have a less than significant impact on sensitive biological species or habitat.

d) Approval of the Proposed Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

1. Traffic/Transportation

Following the passage of Senate Bill 743 (SB 743), the State of California's Governor's Office of Planning and Research (OPR) was tasked with developing new guidelines for evaluating transportation impacts under CEQA. These guidelines are intended to promote the reduction of greenhouse gas emissions and develop multimodal and diverse transportation networks by shifting the transportation performance metric from automobile delay and level of service (LOS) to vehicle miles traveled (VMT). As a result, OPR determined that under the proposed update to the CEQA guidelines, VMT would be established as the primary metric for evaluating environmental and transportation impacts.

The Proposed Project was reviewed in accordance with the City of Monterey Park, Transportation Study Guidelines for Vehicle Miles Traveled and Level of Service Assessment (September 2020). The VMT Guidelines identify screening thresholds to determine if projects would require a full VMT analysis. If a project meets one of the following criteria, then the VMT impact of the project is considered less-than significant and no further analysis of VMT would be required:

1. The Project is located within a Transit Priority Area (TPA).
2. The Project is located in a low VMT generating area.
3. The Project is a specific project type, locally serving, or generates less than 110 daily vehicle trips.

The applicability of each criterion to the Proposed Project is discussed below. The VMT Screening Results are provided in Attachment 2 of this Categorical Exemption.

Screening Criteria 1 - Transit Priority Area (TPA) Screening:[1] Projects located within a TPA may be presumed to have a less-than-significant VMT impact if there is no substantial evidence otherwise. According to the City's VMT Screening Tool, the Project Site is located in a TPA. As such, the Proposed Project would satisfy the TPA screening criteria.

Screening Criteria 2 - Low VMT Area Screening: Residential projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area. Use of the San Gabriel Valley Council of Governments VMT Screening Tool estimates that the Proposed Project is not located within a low VMT area. The Project Site's VMT Baseline Value for residential land uses is 21.81. The threshold value is a 15 percent reduction of the Baseline Value, which is 18.54 Home Based VMT Per Capita. The Project Generated VMT Rate would be 19.66 Home Based VMT Per Capita, which exceeds the VMT threshold of 18.54. As such, the Proposed Project would not satisfy the Low VMT Area Screening criteria.

Screening Criteria 3 – Project Type Screening: According to the City's transportation guidelines, some project types have been identified as having the presumption of a less than significant impact. Projects that serve the local community or generate less than 110 daily vehicle trips have the potential to reduce VMT and would not be required to complete a VMT assessment. Types of local-serving projects include K-12 schools, local serving retail, day care centers, student housing and other community institutions. As stated in the City's transportation guidelines, projects generating less than 110 daily vehicle trips generally correspond to the following "typical development potentials:

- 11 single-family housing units;
- 16 multi-family, condominiums, or townhouse housing units;
- 10,000 sf of office;
- 15,000 sf of light industrial; and
- 63,000 sf of warehousing,
- 79,000 sf of high cube transload and short-term storage warehouse.

Based on the above, the Proposed Project includes 9 townhomes, which would generate approximately 66 trips[2] and is not expected to generate more than 110 daily trips. As such, the

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1 Public Resources Code Section 21099 defines a "transit priority area" as an area within one-half mile of a major transit stop that is "existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations." Public Resources Code Section 21064.3 defines "Major Transit Stop" as "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods."

2 *Institute of Transportation Engineers, Trip Generation, 11th Edition, Multi-family Housing (Low Rise) – estimates approximately 7.32 trips per dwelling unit.*

Proposed Project would satisfy the Project Type Screening criteria such that Project VMT impacts would be considered less than significant. Furthermore, the Proposed Project would satisfy two of three screening criteria and would not require a comprehensive VMT analysis. As such, the Proposed Project would not result in any transportation impact, and impacts would be less than significant.

2. Noise

a) Existing Ambient Noise Conditions / Sensitive Receptors

The Project Site fronts Sefton Avenue and is currently vacant and undeveloped. Multi-family residential land uses surround the Project Site, which currently contributes noise to the baseline conditions. Vehicle traffic around the Project Site also contribute to the baseline noise conditions. Collectively, these noise sources contribute to ambient noise levels in the baseline condition. Exterior daytime noise levels were monitored at two locations in the vicinity of the Project Site to measure ambient noise conditions affecting the sensitive receptors in the vicinity. The approximate locations of where each noise measurement was taken are depicted in Figure 1, Noise Monitoring and Sensitive Receptor Location Map, in Attachment 3 of this Categorical Exemption. The noise measurements were conducted on Friday, June 6, 2025, over a period of 15 minutes each, as summarized in Table 6, Existing Ambient Noise Levels in the Project Site Vicinity, below. As shown in Table 6, the ambient daytime noise in the vicinity of the Project Site ranges from 56.6 to 66.0 L_{eq}. The maximum instantaneous noise level during the two 15-minute recordings was 85.1 dB L_{max} at Location B, when a bus passed by the noise meter. The primary noise sources that contributed most to the measured ambient noise levels were vehicle traffic and pedestrians.

Table 6
Existing Ambient Noise Levels in the Project Site Vicinity

ID	Location	Primary Noise Sources	Noise Level Statistics [a]		
			L_{eq}	L_{min}	L_{max}
A	On the east side of Sefton Avenue, adjacent to the Project Site	Light vehicle traffic, light pedestrian traffic	56.6	37.5	68.5
B	On the west side of Orange Avenue	Vehicle traffic, buses, light pedestrian traffic	66.0	85.1	36.4

Notes:
[a] *Noise measurements were taken on Friday, June 6, 2025, at each location for a duration of 15 minutes. Parker Environmental Consultants, 2025.*

Sensitive receptors identified within 500 feet of the Project Site include:

1) Residences immediately north of the Project Site;
2) Residences immediately south of the Project Site;

3) Residences immediately east of the Project Site;
4) Residences north and south of the Project Site, east of Sefton Avenue;
5) Residences west of the Project Site, west of Sefton Avenue;
6) Residences northeast and southeast of the Project Site, along the west side of Orange Avenue;
7) Residences along the east side of Orange Avenue;
8) Residences north of Newmark Avenue.

Refer to Figure 1 of Attachment 3 for locations of these sensitive receptors.

b) Construction Noise Impacts

For purposes of determining the Proposed Project's construction noise impacts, a significant impact would occur if the Proposed Project is not in compliance with MPMC Section 4.50.100, which states the permissible hours of construction within the City are 7:00 A.M. to 7:00 P.M. Monday through Friday, and between 9:00 A.M. to 6:00 P.M. on Saturdays, Sundays, and holidays. Persons responsible for construction activities lasting longer than three days, for example and without limitation, the general contractor or property owner, must post notice at all entrances to the construction site listing the noise limitations on construction. Such notice must be titled in letters at least one inch in height and be placed at least five feet above ground level. Construction activities lasting longer than three days will require a temporary noise permit. Thus, the MPMC does not establish quantitative construction noise standards, and Section 4.50.100(a) of the MPMC provides that construction activities are not subject to the noise level limits established in the MPMC.

The Proposed Project's construction activities would comply with the provisions set forth in the MPMC, above. Additionally, the Applicant will incorporate the following noise-reduction features into the construction work plans to further reduce construction noise for the surrounding sensitive receptors:

- Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with noise shielding and muffling devices.
- The project contractor will erect a temporary noise-attenuating sound barrier along the property lines of the Project Site. The sound wall will be a minimum of 8 feet in height to block the line-of-sight of construction equipment and off-site receptors at the ground level. The sound barrier shall include sound absorbing material capable of achieving a minimum of 5-dBA reduction in sound level.
- During any jackhammering and structural framing, the project contractor shall utilize temporary portable acoustic barriers, partitions, or acoustic blankets to effectively block the line-of-sight between noise producing equipment and the adjacent residential land uses.

1) On-Site Construction Noise

Construction of the Proposed Project would require the use of heavy equipment for surface grading, building construction, paving, and architectural coatings. During each construction phase, there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. Table 7 identifies the representative noise levels for the types of construction equipment anticipated to be used for the Proposed Project, including estimated usage factors found in the U.S. Department of Transportation, Federal Highway Administration, Roadway Construction Noise Model. The noise levels listed in Table 7, below, represent the A-weighted maximum sound level (L_{max}), measured at a distance of 50 feet from the construction equipment.

Table 7
Noise Data for Selected Construction Equipment

Construction Phases	Construction Equipment	Estimated Usage Factor %	Actual Measures Noise Level at 50 Feet (dBA L_{max})
Site Preparations	Grader (1)	40	85
	Tractor/Loader/Backhoe (1)	40	78
Building Construction	Forklifts (2)	20	75
	Tractor/Loader/Backhoe (2)	40	78
	Cement and Mortar Mixers (1)	40	79
	Generator Sets (1)	50	81
	Pavers (1)	50	77
	Rollers (1)	20	80
Architectural Coating	Aerial Lifts (2)	20	75
	Air Compressors (4)	40	78

Source: FHWA, Roadway Construction Noise Model, Construction Noise Prediction, (at Table 1 CA/T Equipment noise emissions and acoustical usage factors database, January 2006.

It should be noted that not all construction noise equipment would be utilized concurrently during each phase and the location and spacing of heavy construction equipment and machinery would vary over the course of construction. Mobile equipment moves around the construction site with power applied in cyclic fashion (bulldozers, loaders), or to and from the site (trucks). Because the precise numbers and locations of equipment operating at the same time are not known, this analysis follows the recommended procedures contained in the Federal Transit Administrations Transit Noise and Vibration Impact Assessment Manual for a quantitative construction noise assessment. Pursuant to these procedures, the noise levels for the two loudest pieces of construction equipment were calculated from the center of the Project Site and the respective distance to each sensitive receptor.

As noted above, a temporary noise barrier would be installed along the Project Site's property line to block the line-of-sight between the noise sources and surrounding sensitive receptors. The construction of a temporary ¾-inch plywood noise barrier would be capable of attenuating the noise level by approximately 5 dBA. Additionally, noise control efforts to limit the construction activities to permissible hours of construction, incorporate noise shielding devices such as sound mufflers and echo barriers, and operate machinery in a manner that reduces noise levels (i.e., not operating several pieces of equipment simultaneously if possible) would be effective in reducing noise impacts. Localized and portable sound enclosures would also be used, as necessary, to significantly reduce noise from these types of equipment. Pursuant to MPMC 4.50.100, exterior construction activities that generate noise are prohibited between the hours of 7:00 P.M. to 7:00 A.M. Monday through Friday, and between 6:00 P.M. to 9:00 A.M. on Saturdays, Sundays, and holidays. The Proposed Project would comply with these restrictions.

As shown in Table 8, Estimated Exterior Construction Noise at Nearest Sensitive Receptors, the ambient exterior noise levels with project design features would range from 47.2 dBA to 76.3 dBA. As such, construction noise levels would be limited to the permissible hours of the MPMC, and project design features would be applied to reduce construction noise to the maximum extent feasible. As such, temporary construction-related noise impacts would be considered less than significant in accordance with City requirements and standards.

Table 8
Estimated Exterior Construction Noise Levels at Nearest Sensitive Receptors

ID[a]	Ambient Noise (dBA L_{eq})[b]	Noise Level Impact (dBA L_{eq}) by Phase[c]			Maximum Construction Noise Level
		Site Preparation	Building Construction	Architectural Coatings	
1	56.6	76.3	75.8	70.7	76.3
2	56.6	76.3	75.8	70.7	76.3
3	66.0	67.9	67.4	62.4	67.9
4	56.6	66.7	66.2	61.2	66.7
5	56.6	65.7	65.2	60.1	65.7
6	66.0	58.1	57.6	52.6	58.1
7	66.0	53.7	53.2	48.2	53.7
8	56.6	52.7	52.2	47.2	52.7

Notes:
[a] ID refers to the sensitive receptor locations identified in Figure 1, Noise Monitoring and Sensitive Receptor Location Map, of Attachment 3.
[b] Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
[c] Calculations based on the loudest two pieces of heavy construction equipment specific to each phase with a sound attenuation of 5 dBA with the implementation of noise-reducing features.
Source: Parker Environmental Consultants, 2025 (see Attachment 3, Noise Monitoring Data and Calculations Worksheets).

2) Off-Site Construction Noise

In addition to the on-site construction noise sources addressed above, other noise sources may be generated off-site resulting from materials delivery, concrete mixing trucks, haul trucks, and other trucks from workers accessing the Project Site during construction. The highest of these noise sources would be generated by haul trucks during the site preparation phase. Based on the total volume of construction debris, the highest number of haul trips would occur during the site preparation phase with an estimated 706 cubic yards of soil export. Assuming an average of 14 cubic yards per haul truck, the soil export during the one-month site preparation phase would generate approximately 101 one-way haul trips, distributed over an approximate 21-day period. This would result in approximately 5 haul trips per day. The addition of 5 haul truck trips per day would not result in any significant roadway noise impacts. As such, the temporary noise increase from haul truck trips would not significantly increase noise in the Project Site area. As such, the hauling activities during construction would result in a less than significant impact to off-site noise receptors.

c) Operational Noise

MPMC Chapter 4.50 has established noise standards for residential, commercial, and industrial uses. MPMC Section 4.50.080, Sound Level Limits – Established, states that ambient noise levels must not exceed the measured median ambient noise levels or the following presumed ambient noise levels identified in Table 9, Established Sound Level Limits, below, whichever is greater.

Table 9
Established Sound Level Limits

Land Use	Time Period	Noise Level
Residential	Nighttime	50 dBA
	Daytime	55 dBA
Neighborhood Commercial	Anytime	60 dBA
Other Commercial	Anytime	65 dBA
Industrial	Anytime	70 dBA
Source: Monterey Park Municipal Code, Section 4.50.080, Sound level limits – Established.		

1) Mechanical Equipment

As part of the Proposed Project, new mechanical equipment, HVAC units, and exhaust fans would be installed for the proposed townhomes. However, the operation of this equipment would be similar to the existing HVAC equipment currently surrounding the Project Site. Further, the design and placement of HVAC units and exhaust fans would be required to comply with the regulations under Section 21.14.150 of the MPMC, which states all compressors, air-conditioning units or similar mechanical equipment shall be installed with permanent sound proofing measures, including, but not limited to, enclosures, parapet and sound attenuating walls and screens. The location, type, and scope of soundproofing measures for such equipment shall be subject to the

approval of the City Planner. Thus, the on-site equipment would be designed and located such that they would be appropriately shielded and fitted with noise muffling devices to reduce operational noise levels. Thus, operational noise impacts from HVAC and mechanical equipment would be less than significant.

2) Open Space Noise

The Proposed Project would include approximately 3,700 square feet of outdoor common open space on the ground level. Since the Proposed Project's open space would be limited to residents and guests, it is anticipated that these open space areas would emit low-level passive noise. Outdoor activities and noise levels within these areas would be regulated by the homeowner's association bylaws or otherwise specified in rental lease agreements to ensure noise levels do not create a nuisance to other occupants of the buildings. There is no objective criterion for analyzing unamplified human voices within the MPMC. The only applicable criteria the MPMC code provides is that the Proposed Project shall adhere to MPMC Section 4.50.040, which states that it shall be unlawful for any person to allow, maintain, or cause any noise disturbance. It is not expected that the intended use (i.e., only up to a few people having a conversation, relaxing, or children playing and enjoying the outdoors) would violate the prohibition of "any noise disturbance" criteria. Additionally, pursuant to AB 1307, the effects of noise generated by a residential project's occupants and their guests on human beings is not a significant effect on the environment for purposes of CEQA. Therefore, due to the nature of the use, it is unlikely that the Proposed Project would operate at such full capacity often or for a prolonged period of time that would result in a loud party or excessive crowd noise. Further, the outdoor common areas would be surrounded with fencing that would help to further attenuate noise in the surrounding area. As such, noise from the exterior common open space areas would be less than significant.

3) Roadway Traffic Noise

With respect to traffic noise impacts, in order for a new noise source to be audible, there would need to be a 3-dBA or greater CNEL noise increase. According to Caltrans guidelines, the traffic volume on any given roadway would need to double in order for a 3-dBA increase in ambient noise to occur.[3] The surrounding roadways currently experience vehicle trips from the surrounding multi-family residential neighborhoods to the north, south, east, and west of the Project Site. The addition of 9 townhomes would generate approximately 66 trips[4] and is not anticipated to double the amount of traffic volumes along Sefton Avenue. Therefore, increased mobile source noise from the Proposed Project's increase in traffic would be less than 3 dBA, and operational noise impacts due to roadway noise would be less than significant.

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[3] *Caltrans, Technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013, page 6-5, website: https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf, accessed June 2025.*

[4] *Institute of Transportation Engineers, Trip Generation, 11th Edition, Multi-family Housing (Low Rise) – estimates approximately 7.32 trips per dwelling unit.*

3. Air Quality

a) Construction Emissions

With respect to air quality during the construction phases, the Proposed Project would be required to comply with all applicable City, regional, state, and federal regulatory compliance measures from agencies including, but not limited to, the City of Monterey Park, the Southern California Air Quality Management District (SCAQMD), and the California Code of Regulations. As required by CEQA, the Proposed Project's construction emissions were quantified utilizing the California Emissions Estimator Model (CalEEMod Version 2022.1.1.43), as recommended by the SCAQMD. Table 10, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each phase of the Proposed Project's construction.

This analysis assumes a Project construction schedule of approximately 12 months, with final buildout occurring in 2028. Construction activities associated with the Proposed Project would be undertaken in five main steps: (1) site preparation, (2) building construction, and (3) architectural coatings/finishings.

As shown in Table 10, construction-related daily emissions associated with the Proposed Project would not exceed any regional SCAQMD significance thresholds for criteria pollutants during the construction phases. These calculations assume that appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required and regulated by SCAQMD Rule 403 – Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas. As such, construction-related emissions associated with the Proposed Project are not expected to exceed significance thresholds for criteria pollutants and hazardous substances.

Further, all surface grading and earthwork activities would be conducted in accordance with applicable City, regional, state, and federal regulatory compliance measures. As such, construction of the Proposed Project would not result in the accidental release of hazardous pollutants. Therefore, temporary constructed-related air quality impacts related to criteria pollutants and hazardous substances would be considered less than significant.

Table 10
Estimated Peak Daily Construction Emissions

Emission Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
2027	2.56	6.51	9.67	0.01	0.52	0.26
Maximum Daily Construction Emissions:	2.56	6.51	9.67	**0.01**	0.52	0.26
SCAQMD Daily Significance Thresholds:	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust and Rule 1113 – Architectural Coatings. The interface on CalEEMod (Version 2022.1.1.43) lists these rules under the "Mitigation" tab, when they are actually required rules by the SCAQMD. The term "Mitigation" in CalEEMod is defined differently than "Mitigation Measures" in this Categorical Exemption. The model does not allow for these regulatory measures to be implemented in the "unmitigated project" impact scenario. As such, the values that appear under the "Mitigated" results columns are reflective of the Proposed Project impacts that are compliant with required regulations. Source: CalEEMod 2022.1.1.43, Calculation sheets are provided in Attachment 4 to this Categorical Exemption.

b) Localized Construction Emissions

The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of pounds of emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These localized thresholds apply to projects that are less than or equal to five acres in size and are only applicable to the following criteria pollutants: NOx, CO, PM_{10}, and $PM_{2.5}$. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards, and are developed based on the ambient concentrations of that pollutant for each SRA. For PM_{10}, the LSTs were derived based on requirements in SCAQMD Rule 403 — Fugitive Dust. For $PM_{2.5}$, the LSTs were derived based on a general ratio of $PM_{2.5}$ to PM_{10} for both fugitive dust and combustion emissions.

LSTs are provided for each of SCAQMD's 38 source receptor areas (SRA) at various distances from the source of emissions. The Project Site is located within SRA 11, the South San Gabriel Valley. The nearest sensitive receptors that could potentially be subject to localized air quality impacts associated with construction of the Proposed Project include the nearby multi-family residences surrounding the Project Site. Given the proximity of these sensitive receptors to the Project Site, and pursuant to SCAQMD guidance, the LSTs with receptors located within 25 meters (82.02 feet) are used to address the potential localized air quality impacts associated with the construction-related NOX, CO, PM_{10}, and $PM_{2.5}$ emissions for each construction phase.

Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations especially during the site preparation phase. However, as shown in Table 11, Localized On-Site Peak Daily Construction Emissions, peak daily emissions generated within the Project Site during construction activities for each phase would not exceed the applicable construction LSTs for a site less than one acre in SRA 11.

The localized air quality calculations assume that appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas. Therefore, with compliance with SCAQMD Rule 403, localized air quality impacts from construction activities on the off-site sensitive receptors would be less than significant.

Table 11
Localized On-Site Peak Daily Construction Emissions

Construction Phase [a]	Total On-site Emissions (Pounds per Day)			
	NO_x [b]	CO	PM_{10}	$PM_{2.5}$
Site Preparation	3.44	5.56	0.38	0.17
Building Construction	6.45	9.27	0.25	0.23
Architectural Coatings	4.77	6.05	0.09	0.08
Maximum Daily Emissions:	***6.45***	***9.27***	***0.38***	***0.23***
SCAQMD Localized Thresholds [c]	**83**	**673**	**5**	**4**
Potentially Significant Impact?	***No***	***No***	***No***	***No***

Notes:

[a] *The localized thresholds for all phases are based on a receptor distance of 25 meters in SCAQMD's SRA 8 for a Project Site less than one acre.*

[b] *The localized thresholds listed for NO_x in this table takes into consideration the gradual conversion of NO_x to NO_2, and are provided in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD. As discussed previously, the analysis of localized air quality impacts associated with NO_x emissions is focused on NO_2 levels as they are associated with adverse health effects.*

[c] *SCAQMD, Final LST Methodology Document, Appendix C – Mass Rate LST Look-Up Tables, October 21, 2009, and Sample Construction Scenarios for Projects Less than Five Acres in Size, Appendix K.*

Source: CalEEMod Version 2022.1.1.43, Calculation worksheets are provided in Attachment 4 to this Categorical Exemption.

c) Operational Emissions

The Project Site is currently vacant; therefore, this analysis assumes there are no existing operational emissions on the Project Site. The Proposed Project would result in the construction, use, and maintenance of a multi-family townhouse development with 9 dwelling units. The Proposed Project would generate both stationary and mobile emissions, including the consumption of electricity and natural gas, landscape maintenance, and vehicles traveling to and from the Project Site. Such emissions are typical of a residential development such as the Proposed Project. The analysis of daily operational emissions associated with the Proposed Project has been prepared utilizing CalEEMod (Version 2022.1.1.43), as recommended by the SCAQMD. The results of these calculations are presented in Table 12, Proposed Project Estimated Daily Regional Operational Emissions, below. As shown in Table 12, the operational emissions generated by the Proposed Project would not exceed the regional thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational emissions from the Proposed Project would be less than significant.

Table 12
Proposed Project Estimated Daily Regional Operational Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summertime (Smog Season) Emissions						
Mobile Sources	0.22	0.15	1.81	<0.01	0.43	0.11
Area Sources	0.50	0.01	0.51	<0.01	<0.01	<0.01
Energy Sources	0.01	0.05	0.02	<0.01	<0.01	0.01
Total Project Emissions:	***0.73***	***0.21***	***2.35***	***<0.01***	***0.43***	***0.12***
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Wintertime (Non-Smog Season) Emissions						
Mobile Sources	0.22	0.17	1.68	<0.01	0.43	0.11
Area Sources	0.46	0.00	0.00	0.00	0.00	0.00
Energy Sources	<0.01	0.05	0.02	<0.01	<0.01	<0.01
Total Project Emissions:	***0.68***	***0.22***	***1.70***	***<0.01***	***0.43***	***0.12***
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod Version 2022.1.1.43. Calculation worksheets are provided in Attachment 4.

4. Greenhouse Gas Emissions

Title 24 of the California Administrative Code mandates uniform energy conservation standards for new construction. New development projects in Monterey Park are required to incorporate green building standards, which promote environmentally responsible and resource-efficient design through siting, construction, operation, maintenance, renovation, and de-construction. Green buildings are designed to reduce the impact of the built environment through efficient use of energy, water, and other resources. The City of Monterey Park implements GHG reduction strategies as part of its Climate Action Plan (revised January 2012).

However, neither the City of Monterey Park, SCAQMD, nor the State CEQA Guidelines Amendments provide any adopted thresholds of significance for addressing a residential project's GHG emissions. Nonetheless, Section 15064.4 of the CEQA Guidelines Amendments serves to assist lead agencies in determining the significance of the impacts of GHGs. Because the City of Monterey Park does not have an adopted quantitative threshold of significance for a residential project's generation of greenhouse gas emissions, the following analysis is based on a combination of the requirements outlined in the CEQA Guidelines.

For informational purposes, and consistent with Section 15064.4 of the CEQA Guidelines, this analysis includes an impact determination based on the following: (1) the extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. The Guidelines do not mandate the use of absolute numerical thresholds to measure the significance of greenhouse gas emissions. As such, this analysis relies on the extent to which the Proposed Project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

a) Construction

Greenhouse gas emissions were calculated using CalEEMod (Version 2022.1.1.43). Construction of the Proposed Project would emit GHG emissions through the combustion of fossil fuels by heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project Site. Emissions of GHGs were calculated for each year of construction of the Proposed Project and the results of this analysis are presented in Table 13, Proposed Project Construction-Related Greenhouse Gas Emissions. As shown in Table 13, the total GHG emissions from construction activities related to the Proposed Project would be approximately 159 metric tons of CO_3 equivalent ($MTCO_2e$) occurring in 2027. Total construction GHG emissions are amortized over the 30-year life of the Proposed Project and added to the total operational impacts.

Table 13
Proposed Project Construction-Related Greenhouse Gas Emissions

Year	CO_2e Emissions (Metric Tons per Year) [a]
2027	159
Total Construction GHG Emissions:	**159**

Note:
[a] *Construction CO_2 values were derived using CalEEMod Version 2022.1.1.43 Calculation data and results are provided in Attachment 4, Air Quality Modeling and Greenhouse Gas Emissions Worksheets.*

b) Operation

The Project Site is currently vacant and there are no existing GHG emissions on the Project Site. The GHG emissions resulting from operation of the Proposed Project, which involves the usage of on-road mobile vehicles, electricity, natural gas, water, landscape equipment and generation of solid waste and wastewater, were calculated using CalEEMod. As shown in Table 14, below, the GHG emissions generated by the Proposed Project would result in a net increase of 96.97 CO_2e MTY.

Table 14
Proposed Project Operational Greenhouse Gas Emissions

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
Mobile	67
Area	0.16
Energy	21.5
Water	0.87
Waste	2.11
Refrigerants	0.03
Construction Emissions [a]	5.3
Proposed Project Total:	**96.97**

Notes:
[a] *The total construction GHG emissions were amortized over 30 years and added to the operation of the Project.*
Calculation data and results provided in Attachment 4 to this Categorical Exemption.

The Proposed Project's structural and operational features such as low-flow plumbing fixtures and implementing energy-efficient appliances during the life of the Proposed Project would reduce GHG emissions. The Proposed Project would comply with the various regulations, plans, and policies that have been adopted with the intent of reducing GHG emissions in furtherance of the City's Climate Action Plan and the State's GHG reduction targets under SB 32.

c) Plan Consistency

The Proposed Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, SCAG's RTP/SCS, CARB's Scoping Plan, and the City of Monterey Park Climate Action Plan.

1) Consistency with the City of Monterey Park Climate Action Plan

In 2012, the City adopted the CAP which sets forth a comprehensive strategy to address GHG emissions related to land use patterns, transportation, building design, energy use, water demand, and waste generation. The Proposed Project's consistency with the CAP is analyzed below.

Energy Conservation. The Proposed Project would include the development of a multi-family townhouse development with approximately 21,314 square feet of floor area. The Proposed Project must meet Title 24 2022 Standards and would include ENERGY-STAR appliances, where applicable.

Land Use. The CAP encourages infill and redevelopment, which is relevant to, and consistent with, the Proposed Project as it redevelops and existing infill site instead of developing undeveloped land.

Transportation. The Proposed Project is a low vehicle trip generator and would be compatible with any program the City develops to increase awareness of regional transit options, which the future residents of the Proposed Project have the option to use.

Water Conservation. The City of Monterey Park implements various water demand management measures in order to meet reduction targets. The City works with the San Gabriel Valley Water District to implement water-efficient irrigation and native vegetation.

Solid Waste Reduction Efforts. Diversion efforts would be accomplished through source reduction, recycling, and composting. The City of Monterey Park contracts with Ware Disposal for residential land uses, which diverts waste consistent with City and State recycling and diversion targets. Additionally, the Proposed Project is required by the California Solid Waste Reuse and Recycling Access Act of 1991 to provide adequate storage areas for collection and storage of recyclable waste materials.

2) Consistency with SB 375

California SB 375 requires integration of planning processes for transportation, land-use and housing. Under the bill, each Metropolitan Planning Organization would be required to adopt a Sustainable Community Strategy (SCS) to encourage compact development that reduces passenger vehicle miles traveled and trips so that the region will meet the target provided in the Scoping Plan, created by CARB, for reducing GHG emissions. SB 375 requires SCAG to direct the development of the SCS for the region. A discussion of the Proposed Project's consistency with the SCS is provided further below.

3) Consistency with the 2022 Scoping Plan

Jurisdictions that want to take meaningful climate action (such as preparing a non-CEQA-qualified CAP or as individual measures) aligned with the State's climate goals in the absence of a CEQA-qualified CAP should also look to the three priority areas (transportation electrification, VMT reduction, and building decarbonization). To assist local jurisdictions, the 2022 Scoping Plan Update presents a non-exhaustive list of impactful GHG reduction strategies that can be implemented by local governments within the three priority areas (Priority GHG Reduction Strategies for Local Government Climate Action Priority Areas). In addition, further details are provided regarding the correlation between these reduction strategies and applicable actions included in Table 2-1 (page 72) of the Scoping Plan (Actions for the Scoping Plan Scenario).

The Proposed Project represents an infill development within an existing urbanized area that would concentrate new development consistent with the overall growth pattern encouraged in the RTP/SCS. The Proposed Project's close proximity to neighborhood-serving commercial/retail land uses and regional transit would result in fewer trips and a reduction to the Proposed Project's VMTs as compared to the base trip rates for similar stand-alone residential uses that are not located in close proximity to transit and commercial uses. The Proposed Project would provide residents and visitors with convenient access to public transit and opportunities for walking and biking. Therefore, the location of the Project Site encourages a variety of transportation options. Thus, these Proposed Project characteristics would result in a reduction in VMT, which would overall reduce GHG emissions.

The Proposed Project would be designed and constructed to meet Building Code standards by including several measures designed to reduce energy consumption, including, but not limited to, installing efficient lighting fixtures, low-flow plumbing fixtures, and ENERGY STAR-rated appliances. These measures would further promote a reduction in GHG emissions, which would be consistent with the goals of the 2022 Scoping Plan.

4) Consistency with Connect SoCal (2020 RTP/SCS)

The Proposed Project is consistent with the following key GHG reduction strategies in SCAG's Connect SoCal (2020 RTP/SCS), which are based on changing the region's land use and travel patterns; focusing growth near destinations and mobility options; promoting diverse housing choices; leveraging technology innovations; supporting implementation of sustainability policies; and promoting a green region.

Based on a walkability assessment of the Project area by WalkScore.com, the Project Site is rated with a score of 70 of 100 possible points and defined as "very walkable – most errands can be accomplished on foot." The Proposed Project represents an infill development within an existing urbanized area that would concentrate new residential uses with mobility options. The Proposed Project would provide residents and visitors with convenient access to public transit and opportunities for walking and biking which would facilitate a reduction in vehicle miles traveled and related vehicular GHG emissions. These and other measures would further promote a reduction in vehicle miles traveled and subsequent reduction in GHG emissions, which would be consistent with the goals of SCAG's Connect SoCal Plan.

As demonstrated above, the Proposed Project's characteristics and design features, coupled with compliance with mandatory regulatory measures would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including the City's Climate Action Plan, SB 32, SB 375, SCAG's RTP/SCS, and CARB's 2022 Scoping Plan. Therefore, the Proposed Project's generation of GHG emissions would not conflict with any applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases.

5. Water Quality

a) Groundwater

Based on the Department of Toxic Substances Control EnviroStor Database, the Project Site is not listed on any national, state, and local environmental databases for cleanup, permitting, or investigation of any hazardous waste contamination. Therefore, the Proposed Project would not exacerbate any hazardous conditions on the Project Site during construction that could affect groundwater conditions. Moreover, any hazardous materials utilized during construction would be used, stored, and disposed of in accordance with all applicable regulatory requirements, and would therefore not pose any potential impacts to groundwater or surface water quality.

The Proposed Project, once operational, would not use hazardous materials other than modest amounts of typical cleaning supplies and solvents used for janitorial purposes that are typically associated with the operation of the Proposed Project and the use of these substances would comply with State Health Codes and Regulations. As such, the Proposed Project does not include potential sources of contaminants that could potentially degrade water quality.

b) Stormwater

The Project Site is currently vacant and undeveloped. Therefore, a majority of the Project Site is currently pervious. The Proposed Project would increase surface water runoff compared to existing conditions, and stormwater would be directed towards existing stormwater infrastructure that currently serves the Project Site. The Maintenance Services Division of the Public Works Department maintains and operates the stormwater system including storm drains and catch basins in the City. Stormwater systems carry storm water runoff out of the City to prevent or minimize flooding and soil erosion in the community. The storm water run-off collected by these systems is diverted directly to the ocean. Because storm water run-off goes directly to the ocean

untreated, Monterey Park is committed to reducing and preventing storm drain pollution. The City of Monterey Park has approximately 735 catch basins or point of entries into the system. The City's sanitation crew routinely cleans catch basins and grate prior to the rainy season. The nearest catch basin and storm drain is located along Sefton Avenue, approximately 280 feet north of the Project Site, and is operated by the City. Additional storm drain lines, operated by the Los Angeles County are located along Newmark Avenue and Graves Avenue.

Pursuant to Chapter 6.30 of the MPMC, Best Management Practices (BMPs), standard urban stormwater mitigation plan (SUSMP), or low impact development (LID) plan would be required to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. All structural BMPs must be properly operated and maintained in accordance with product specifications and site characteristics to maintain effectiveness in reducing the discharge of pollutants. Implementation of the BMPs in compliance with the National Pollutant Discharge Elimination System (NPDES) and City discharge requirements would ensure that the construction of the Proposed Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality during construction. Therefore, the Proposed Project would result in less than significant impacts to the existing stormwater infrastructure serving the Project Site.

e)	**The Project Site can be adequately served by all required utilities and public services.**

1. Water

The Water Utility Division of the City's Public Works Department is responsible for the production and distribution of the City's water supply and the maintenance of all water system facilities. The City's 2020 Urban Water Management Plan ("UWMP") forecasts adequate water supplies through 2045 for average, single dry year, and multiple dry year scenarios. Projects that are consistent with the underlying zoning and allowable density requirements of the MPMC and General Plan, are inherently consistent with the future water demands established in the 2020 UWMP. The Proposed Project would be consistent with the underlying land use of the Project Site.

Based on the City's 2020 UWMP, the projected water use for multi-family developments in 2025 is 2,432 AFY and estimated to be approximately 2,543 AFY in 2045. Based on the estimated water demand in CalEEMod, it is estimated that the Proposed Project's net increase in water demand would be approximately 874 gallons per day, or approximately 1.0 AFY, as shown in Table 15, below. The UWMP concluded that the City can meet water demands during normal years, single dry years, and a five consecutive year drought period. Because the Proposed Project is consistent with the zoning and General Plan land use designations, and the Proposed Project's residential growth would be within SCAG's growth forecast, the Proposed Project's increased water demand has already been accounted for in the 2020 UWMP, and impacts upon water demand would be less than significant.

Table 15
Proposed Project Estimated Water Demand

Type of Use	Size	Total Water Demand (gallons per year)	Total Water Demand (gpd)
Proposed Project			
Residential	9 du	268,371	735
Outdoor Water	3,700 sf	50,738	139
Total Proposed Project Water Demand:			**874 gpd 1.0 AFY**

Notes: gpd = gallons per day
[a] *Water Consumption based on SCAQMD, CalEEMod Version 2022.1.1.43, See Attachment 4 to this Categorical Exemption.*
Parker Environmental Consultants, 2026.

2. Sewer

The Maintenance Services Division of the Public Works Department maintains and operates the sewer collection system in the City. Sanitary sewer systems take water generated from residential and commercial / industrial properties (from your indoor plumbing systems) and channel it to sewer treatment plants. The City's sanitary sewer system is a gravity-flow system that connects to county trunk lines. These lines collect more than two billion gallons of raw sewage per year and convey it out of the City. The sewer system is comprised of 126 miles of main line sewers and approximately 2,498 manholes. Based on the Sewer Area Study prepared for the Proposed Project (see Attachment 6 of this Categorical Exemption), the existing sewer line connects to an 8-inch vitrified clay pipe (VCP) sewer main on Sefton Avenue and discharges into a 15-inch sewer trunk main maintained by the Sanitation Districts of Los Angeles County (LACSD) on Newmark Avenue.

The City of Monterey Park's wastewater is treated by the LACSD. The water reclamation plants serving the City include the Whittier Narrows Water Reclamation Plan (WNWRP) and the Joint Water Pollution Control Plant (JWPCP); however, the percentage breakdown between these two plants in treating the City's wastewater in unknown. LACSD estimates approximately 69 gallons per person per day of wastewater is generated within LACSD's service area. Based on a 2019-2020 population of 59,473 within the City, the estimated amount of wastewater collected by the City is approximately 4.1 million gallons per day (about 4,600 AFY). LACSD's WNWRP, currently has a treatment capacity of about 15 million gallons per day (MGD). The JWPCP has a treatment capacity of about 300 MGD. Thus, the two water reclamation plants have a combined treatment capacity of 315 MGD of wastewater. As shown in Table 16, the Proposed Project would generate an increase of approximately 735 gpd of wastewater, which represents a fraction of one percent of the available capacity of the two water reclamation plants serving the City of Monterey Park. Therefore, the water reclamation plants that service the Project Site would have adequate capacity to serve the Proposed Project's projected wastewater

generation. Thus, impacts related to wastewater treatment would be less than significant, and the Proposed Project would be adequately served by the LACSD's wastewater facilities.

Table 16
Proposed Project Estimated Wastewater Generation

Type of Use	Total Wastewater Generation (gpd)[a]
Proposed Project	
Residential	735
Total Wastewater Generation:	**735 gpd**

Notes: gpd = gallons per day
[a] *Wastewater generation based on SCAQMD, CalEEMod Version 2022.1.1.43, See Attachment 4 to this Categorical Exemption.*
Parker Environmental Consultants, 2026.

Additionally, as part of the Proposed Project's permit process, a Sewer Area Study was prepared to conduct further detailed gauging and evaluation to identify specific sewer connection points. The Proposed Project is proposing to connect to the existing 8-inch VCP sewer main along Sefton Avenue with an 8-inch VCP sewer lateral. Based on the Proposed Project's Sewer Area Study, the local sewer main line along Sefton Avenue and LACSD sewer trunk line have adequate capacity to accommodate the Proposed Project and all the additional tributary flow. The sewer connection points and associated permits would be reviewed and approved by the Public Works Department and LACSD. The installation of a connecting line would require minimal trenching and pipeline installation and would not result in any adverse environmental impacts. Ultimately, the sewage flow would be conveyed to the WNWRP and JWPCP, which have sufficient capacity for the Proposed Project. As the Proposed Project would make all necessary improvements and would have a negligible impact on the existing sewer capacity, the Proposed Project's impacts upon the City's sewer system would be less than significant.

3. Solid Waste

On March 26, 2024, Monterey Park City Council awarded an exclusive franchise contract for residential waste collection, recycling, and organic waste services to Ware Disposal. The City's waste haulers send both commercial and multi-family dwelling solid waste to a materials recovery facility where recyclable items are pulled out of the waste stream and recycled. The remaining solid waste that cannot be recycled would be properly disposed at designated in-county Class III landfills managed by the Los Angeles County Public Works. The nearest landfills to the Project Site include Savage Canyon Landfill (11 miles south of the Project Site) and the Scholl Canyon Landfill (12 miles north of the Project Site). The total remaining permitted capacity at Savage Canyon Landfill is 3.4 million tons of solid waste, and the total remaining permitted capacity at Scholl Canyon Landfill is 1.2 million tons of solid waste.

Based on the calculations provided in Table 17, Estimated Construction and Demolition Debris, it is estimated that the proposed construction activities would generate approximately 47 tons of debris during the demolition and construction process that would be exported to a landfill located within the City before source reduction and recycling efforts.

Table 17
Estimated Construction and Demolition Debris

Construction Activity	Size	Rate [a]	Generated Waste (tons)
Construction			
Residential (9 dwelling units)	21,314 sf	4.39 lbs/sf	47
		Total Debris:	**47**

Notes: sf= square feet
[a] *United States Environmental Protection Agency, Estimating 2003 Building-Related Construction and Demolition Materials Amounts, 2003.*
Source: Parker Environmental Consultants, 2026.

The Proposed Project would follow all applicable solid waste policies and objectives that are required by law, statute, or regulation. As shown in Table 18 below, operation of the Proposed Project is expected to generate approximately 110 pounds per day or approximately 20 tons per year. The Proposed Project would also comply with AB 939, AB 341, AB 1826 and City waste diversion goals, as applicable, by providing clearly marked, source-sorted receptacles to facilitate recycling. The amount of solid waste generated by the Proposed Project is estimated to be well within the available capacities of area landfills.

Table 18
Estimated Operational Solid Waste Generation

Type of Use	Size	Solid Waste Generation Rate [a] (lbs/unit/day)	Total Solid Waste Generated (lbs/day)
Proposed Project			
Multi-Family Residential	9 du	12.23 lbs/du/day	110
		Total Project Solid Waste Generation:	**110**

Notes: du = dwelling unit; lbs = pounds
[a] *CalRecycle, Residential Sector Generation Rates, https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates, accessed June 2025.*
Source: Parker Environmental Consultants, 2026.

4. Fire Services

The Monterey Park Fire Department (MPFD) serves the Project Site. The Monterey Park Fire Department Station is located at 350 W. Newmark Avenue, approximately one mile (driving distance) west of the Project Site.

The Proposed Project would be required to maintain appropriate fire flow and access pursuant to the Fire Code in MPMC Section 17.01.010. Approved automatic sprinkler systems in new buildings and structures shall be provided and installed throughout all new buildings or structures pursuant to MPMC Section 17.02.100. There is an existing fire hydrant approximately 60 feet west of the Project Site, across Sefton Avenue. The number and location of hydrants would be determined as part of MPFD's fire/life safety plan review for the Proposed Project. The required fire flow and hydrant placement for the Proposed Project would be confirmed in consultation with the MPFD during the plan check approval process.

Local access to the Project Site is provided via Sefton Avenue; and direct access to the Project Site would be provided from one full-access driveway from Sefton Avenue. The Proposed Project driveway would be designed according to fire code standards to ensure adequate access, including emergency access, to the Project Site. Furthermore, the drivers of emergency vehicles normally have a variety of options for avoiding traffic, such as using sirens to clear a path of travel or driving in the lanes of opposing traffic. As such, existing emergency access to the Project Site and surrounding uses would be maintained during operation of the Proposed Project. The Proposed Project would not involve activities during its operational phase that could impede public access or travel upon a public right-of-way or would interfere with an adopted emergency response or evacuation plan. Therefore, development of the Proposed Project is not expected to significantly impact fire protection services in the Project area.

5. Police Services

For the purpose of this analysis, a significant impact may occur if the Monterey Park Police Department (MPPD) could not adequately serve a project, necessitating a new or physically altered station, the construction of which may cause significant environmental impacts. The determination of whether a project results in a significant impact on police protection shall be made considering the following factors: (a) the population increase resulting from the project, based on the net increase of residential units or square footage of non-residential floor area; (b) the demand for police services anticipated at the time of project buildout compared to the expected level of service available, considering, as applicable, scheduled improvements to APD services (facilities, equipment, and officers) and the project's proportional contribution to the demand; and (c) whether the project includes security and/or design features that would reduce the demand for police services.

The Project Site is served by the Monterey Park Police Department, located at 320 W. Newmark Avenue. This police station is located approximately 0.9 miles (driving distance) west of the Project Site. Operation of the Proposed Project would result in an increase of residents and guests at the Project Site, thereby generating a potential increase in the number of service calls from the Project Site. Responses to thefts, vehicle burglaries, vehicle damage, and traffic-related incidents would be anticipated to escalate as a result of the increased on-site activity and increased traffic on adjacent streets. The plans for the Proposed Project would incorporate adequate crime prevention design features that would provide security design measures for semi-public and

private spaces, which may include, but not be limited to, surveillance cameras, access control to the building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public spaces designed with a minimum of dead space to eliminate areas of concealment, and location of building entrances in high-foot traffic areas. The Proposed Project would be subject to review by the MPPD for compliance with the recommended site design guidelines to improve public safety. Thus, development of the Proposed Project would not significantly impact police protection services in the Project area.

6. Schools

The Project Site is located within the service area of the Alhambra, Garvey, Los Angeles, and Montebello school districts. Monterey Park is also home to East Los Angeles College, a fully accredited college offering both a two-year vocational program and an undergraduate curriculum. Nearby California State University Los Angeles offers extensive undergraduate, masters, and doctoral programs. Based on location, the Proposed Project would most likely be served by:

- Monterey Vista Elementary School, located at 901 E. Graves Avenue, approximately 0.23 miles southeast of the Project Site;
- Richard Garvey Intermediate School, located at 2720 Jackson Avenue, approximately 1 mile east of the Project Site; and
- Mark Keppel High School, located at 501 E. Hellman Avenue, approximately 0.75 miles north of the Project Site.

Prior to issuance of a building permit, the Applicant shall pay all applicable school facility development fees in accordance with California Government Code Section 65995. Pursuant to Government Code Section 65995, payment of development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.” With the payment of a School Development Fee, the Proposed Project’s potential impact upon public school services would be less than significant.

7. Parks

The Proposed Project would result in a net increase of 9 multi-family dwelling units, which would have the potential to increase demands upon public park facilities. The Project Site is served by parks and recreation facilities, which are owned and maintained by the City of Monterey Park. The City operates 19 parks and recreational facilities. These parks include: Barnes Park (includes park, amphitheater and picnic tables), Bella Vista Park, Cascades Park, Demonstration Garden, Edison Trails Park, Farmer’s Market, Garvey Ranch Park, George Edler Park and Community Room, Highlands Park, La Loma Park, Langley Center, Pine Tree Park, Sequoia Park, Service Club House, Sierra Vista Park, and Sunnyslopes Park.

In addition, the Proposed Project would provide a total of 7,700 square feet of common and private open space that would be available exclusively to serve the Proposed Project’s residents and their guests, which would reduce the Proposed Project’s demand upon public parks and

recreational facilities. The Proposed Project's demand for open space would be met through a combination of (1) on-site open space proposed within the Project Site, (2) payment of applicable taxes in accordance with the MPMC, and (3) the availability of existing park and recreation facilities within the area. Development of the Proposed Project is therefore not expected to significantly impact park and recreation facilities in the Project Site area.

8. Libraries

The Project Site is served by the Monterey Park Bruggemeyer Library, located at 318 S. Ramona Library, approximately one mile west of the Project Site. Existing library services are expected to adequately serve the needs of future occupants of the Proposed Project. There are no planned improvements to add capacity through expansion or development of new libraries in the Project area. However, the Proposed Project would generate revenues for the City's General Fund (in the form of property taxes, sales tax revenue, etc.) that could be applied toward the provision of library facilities, staffing, and materials, as deemed appropriate. The Proposed Project's contribution to the General Fund would help offset the Project-related increase in demand for library services. Further, the Proposed Project would not conflict with or impede implementation of the applicable policies and goals related to libraries in the General Plan. Moreover, the Proposed Project would not be anticipated to result in a substantial increase in demand that would necessitate new or physically altered facilities, the construction of which could cause environmental impacts. Therefore, the Proposed Project's impacts upon library services would be considered less than significant.

Section 4. Exceptions to Categorical Exemptions

Introduction

In addition to the above qualifying criteria, there are exceptions to the exemptions depending on the nature or location of a project, or unusual circumstances that create the reasonable possibility of significant effects. As provided in CEQA Section 15300.2, for a proposed project to qualify for an exemption to CEQA, the project must be able to demonstrate that it does not fall under the following exceptions:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

A. Location

The Proposed Project does not qualify for a Class 3, 4, 5, 6, or 11 Categorical Exemption. As discussed herein, the Proposed Project qualifies under the Class 32 Categorical Exemption – "In-fill Development Projects." Therefore, this exception does not apply to the Proposed Project.

B. Cumulative Impacts

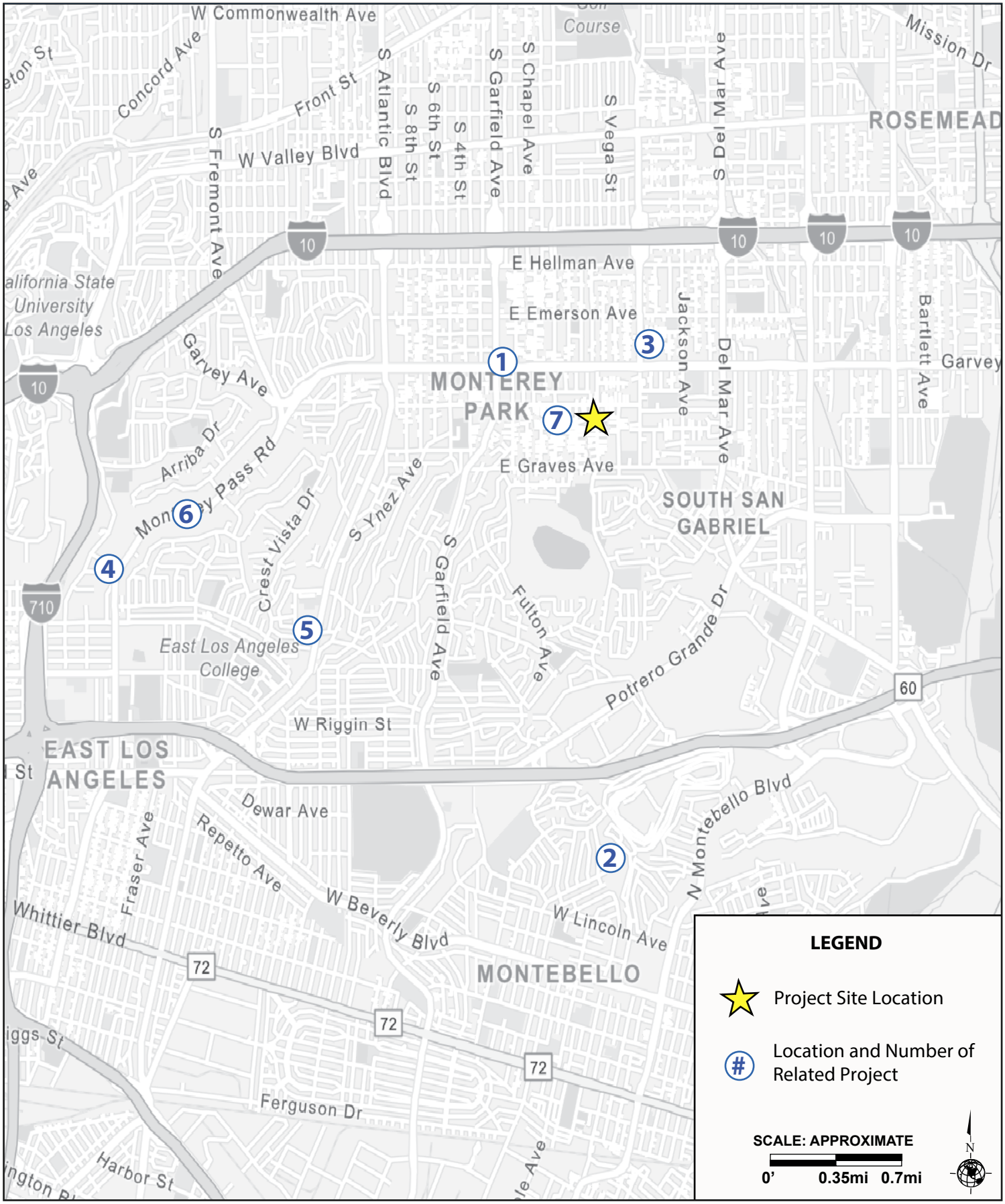
In accordance with CEQA Guidelines Section 15300.2, this Categorical Exemption includes an evaluation of the Proposed Project's cumulative impacts to rule out the exception of cumulative impacts under Section 15300.2(b). Section 15300.2(b), Cumulative Impact, states that: "All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant."

To assess local cumulative impacts of nearby related projects collectively with the Proposed Project, a list of pending projects within the City of Monterey Park has been compiled, based on information obtained from the City of Monterey Park Community Development Department. Seven related projects were identified within the City of Monterey Park (see Table 19, Related Projects List, and Figure 13, Related Projects Map). This document analyzes the Proposed Project impacts to determine whether the Proposed Project is cumulatively considerable when assessing cumulative impacts with the related project and potential related projects located further from the Project Site and vicinity.

Table 19
Related Projects List

Project No.	Project/Address	Project Status	Project Description	Size	Units
1	Caledon Project SE corner of Garvey Ave. and Garfield Ave.	Approved	Condominium Retail/Commercial	109 71,336	du sf
2	Market Place Phase III 2300 Greenwood Avenue	Under Construction	Commercial	500,00	sf
3	Whitmore Villas Condominium Project; 126 New Avenue	Under Construction	Condominiums	63	du
4	2500 Davidson Drive	Approved	Storage Facility	107,850	sf
5	1969 S. Atlantic Boulevard	Approved	Café w/ Drive-through	7,140	sf
6	777 Monterey Pass Road	Approved	Auto Repair Shop	42,800	sf
7	338-410 S. Alhambra Avenue	Approved	Multi-family	64	du

Notes: du = dwelling unit, sf = square feet, rm = room
Source: (1) City of Monterey Park, Projects Under Development, https://www.montereypark.ca.gov/1026/Projects-Under-Development, accessed June 2025.



Source: ArcGIS, 2025.

Figure 13
Location of Related Projects

The Proposed Project would not result in any significant impacts from traffic, noise, air quality, water quality, public services, and public utilities. The Proposed Project would be consistent with the use, type, and density of projects that are permitted by right and otherwise anticipated by the zoning code and General Plan, and when viewed in conjunction with other proposed, approved, or reasonably anticipated projects, would not generate impacts that are cumulatively considerable. There is one project in the Project Site vicinity that may have overlapping construction with the Proposed Project, Related Project No. 7 located at 338 S. Alhambra Avenue. Similar to the Proposed Project, related projects would be required to comply with the City's noise ordinance, as well as implement mitigation measures or project design features that may be prescribed pursuant to CEQA provisions that require potentially significant impacts to be reduced to the maximum extent feasible. Construction noise for the Proposed Project and each related project (that has not yet been built) would be localized. Thus, the cumulative impact associated with construction noise would be less than significant, and the Proposed Project's incremental effects would not be cumulatively considerable. The remainder of the properties in the immediate Project Site vicinity are currently fully developed and there are no consecutive projects of the same type proposed in the immediate vicinity. Similar to the Proposed Project, other future development projects would be subject to CEQA review and evaluated on a case-by-case basis. Thus, the potential for the Proposed Project to result in cumulative impacts is less than significant, and this exception does not apply.

C. Significant Effect

There are no unusual circumstances that exist in connection with the Proposed Project or surrounding environmental conditions. The Project Site is located in an urbanized area of the City and is consistent with the existing physical arrangement of the properties within the vicinity of the Project Site. The zoning designation for the Project Site is R-3 with a land use designation of High Density Residential. The Proposed Project is consistent with the designated zoning with respect to allowable uses and would comply with all applicable provisions of the MPMC, with approval of its discretionary requests. As such, there are no unique or unusual circumstances that exist in connection with the Proposed Project or surrounding environmental conditions that have the potential to result in a significant environmental impact upon the environment.

While no unusual circumstances exist, as described above, there is also not a reasonable possibility that any significant effects could result from development of the Proposed Project. Specifically, the Proposed Project would not result in any significant impacts related to traffic, noise, air quality, water quality, public services, and/or utilities. As such, this exception does not apply.

D. Scenic Resources

The Project Site is not bordered by or within the viewshed of any State scenic highway as identified by the Department of Transportation. The closest designated State scenic highway is

the Route 210 north of the 134 Freeway, which is located approximately 7 miles northwest of the Project Site. The Project Site is currently vacant and undeveloped. There are no protected trees or unique geologic features located on the Project Site. Additionally, as described in detail below, there are no historic resources on the Project Site. Therefore, the Proposed Project would not damage any scenic resources within an officially designated scenic highway, and this exception does not apply.

E. Hazardous Materials

Pursuant to Government Code Section 65962.5, the Department of Toxic Substances Control (DTSC) shall compile and update as appropriate, at least annually, a list of all hazardous waste facilities subject to corrective action (pursuant to Section 25187.5 of the Health and Safety Code), all land designated as hazardous waste property or border zone property (pursuant to Section 25220 of the Health and Safety Code), all information received by the DTSC on hazardous waste disposals on public land (pursuant to Section 25242 of the Health and Safety Code), and all site listed pursuant to Section 25356 of the Health and Safety Code. Based on a review of the DTSC EnviroStor Database, the Project Site is not listed for cleanup, permitting, or investigation of any hazardous waste contamination (see Attachment 5, DTSC EnviroStor Database Map). Therefore, the Project Site is not located on a site that the DTSC and the Secretary of the Environmental Protection have identified as being affected by hazardous wastes or clean-up problems. Pursuant to Government Code section 65962.5, the Project Site is not listed on any national, state, and local environmental databases for cleanup, permitting, or investigation of any hazardous waste contamination, and this exception does not apply.

F. Historic Resources

A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The Monterey Park History Collection, as part of the California Local History Digital Resources Project, includes photographs, slides, postcards, and picture clippings that document the history and depict people, places, and events of the City of Monterey Park and the surrounding San Gabriel Valley. The Project Site is currently vacant and undeveloped along Sefton Avenue. Therefore, there are no historical resources or potentially historic resources on the Project Site that would be included in the National Register of Historic Places, the California Register of Historical Resources, and the City's Local History Digital Resources. Therefore, the Project Site is not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Therefore, the Proposed Project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Conclusion

As summarized above, the Proposed Project meets all of the criteria necessary to qualify for a CEQA Exemption as a Class 32 (Infill Development Project) pursuant to CEQA Guideline Sections 15332 and no significant environmental impacts would result from any unusual circumstances. Furthermore, as discussed above, no exceptions to the exemptions identified in Section 15300.2 of the CEQA Guidelines apply to the Proposed Project. Therefore, no further environmental analysis is warranted or required under CEQA.

Section 5. References

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South Coast Air Quality Management District, White Paper on Potential Control Strategies to Address Cumulative Impacts From Air Pollution and Appendix, August 2003.

Southern California Association of Governments, 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy (Connect SoCal), https://scag.ca.gov/read-plan-adopted-final-connect-socal-2020, accessed June 2025.

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ATTACHMENT 1

United States Fish and Wildlife Service
Information for Planning and Consultation Resource List

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IPaC Information for Planning and Consultation **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Los Angeles County, California

Local office

Carlsbad Fish And Wildlife Office

(760) 431-9440
(760) 431-5901

2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may

indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Coastal California Gnatcatcher Polioptila californica californica Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8178	Threatened
Least Bell's Vireo Vireo bellii pusillus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5945	Endangered

Reptiles

NAME	STATUS
Southwestern Pond Turtle Actinemys pallida Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4768	Proposed Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Flowering Plants

NAME	STATUS
Nevin's Barberry Berberis nevinii Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8025	Endangered
Slender-horned Spineflower Dodecahema leptoceras Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4007	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The data in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the Supplemental Information on Migratory Birds and Eagles document to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Bald and Golden Eagle information is not available at this time

Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (FWS). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The FWS interprets the MBTA to prohibit incidental take.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Migratory bird information is not available at this time

Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as “Vulnerable”. See the FAQ “What are the levels of concern for migratory birds?” for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ “Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds”.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

ATTACHMENT 2

SGVCOG VMT Evaluation Tool Report

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SGVCOG VMT Evaluation Tool Report

Project Details

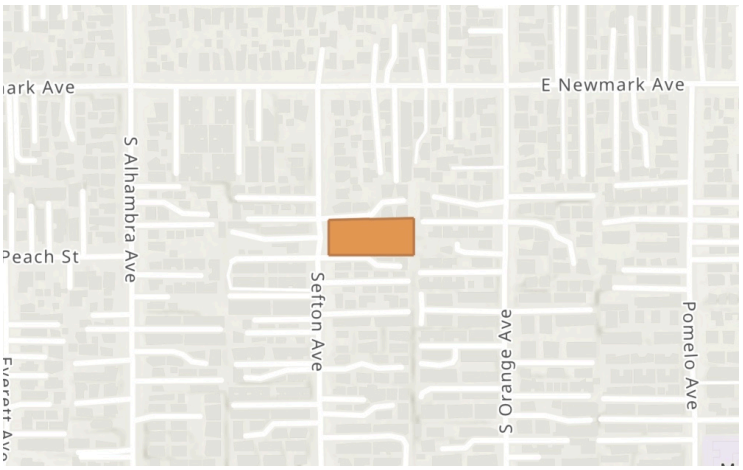
Timestamp of Analysis	April 30, 2026, 05:43:37 PM
Project Name	338-346 Sefton Avenue, Monterey Park CA
Project Description	The Project consists of 9 multi-family condominium units on a 38,100 square foot vacant lot. The Project would include 27 parking spaces.

Project Location Map

jurisdiction:

Monterey Park

APN	TAZ
5259007065	22148100
5259007064	22148100



Proximity Transit Screening

Inside a transit priority area? Yes

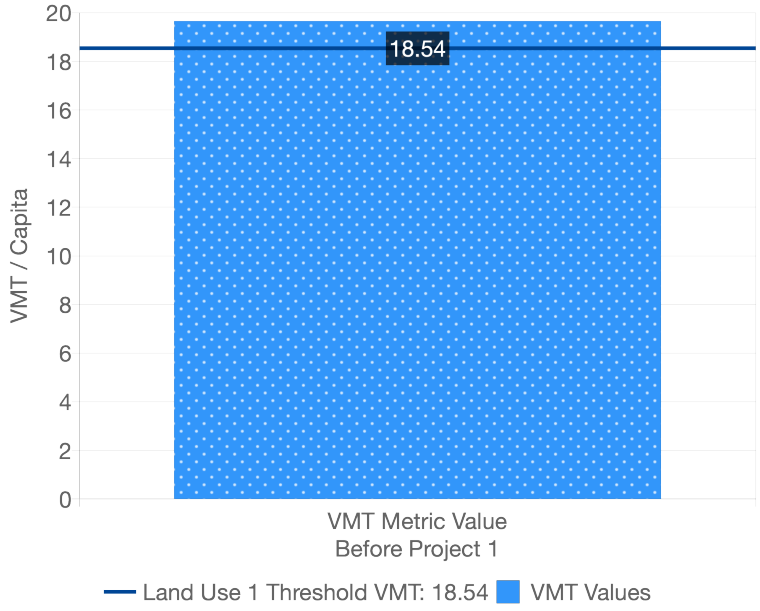
Analysis Details

Data Version	SCAG Regional Travel Demand Model 2024
Analysis Methodology	TAZ
Target Baseline Year	2026

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type	Residential
VMT Metric	Home-Based VMT per Capita
VMT Baseline Description	SGVCOG
VMT Baseline Value	21.81
VMT Threshold Description / Threshold Value	-15% / 18.54

Summary	Baseline Conditions
Project Generated Vehicle Miles Traveled (VMT) Rate	19.66
Screening Results	Yes (Pass)



ATTACHMENT 3

Noise Monitoring Data and Calculation Worksheets

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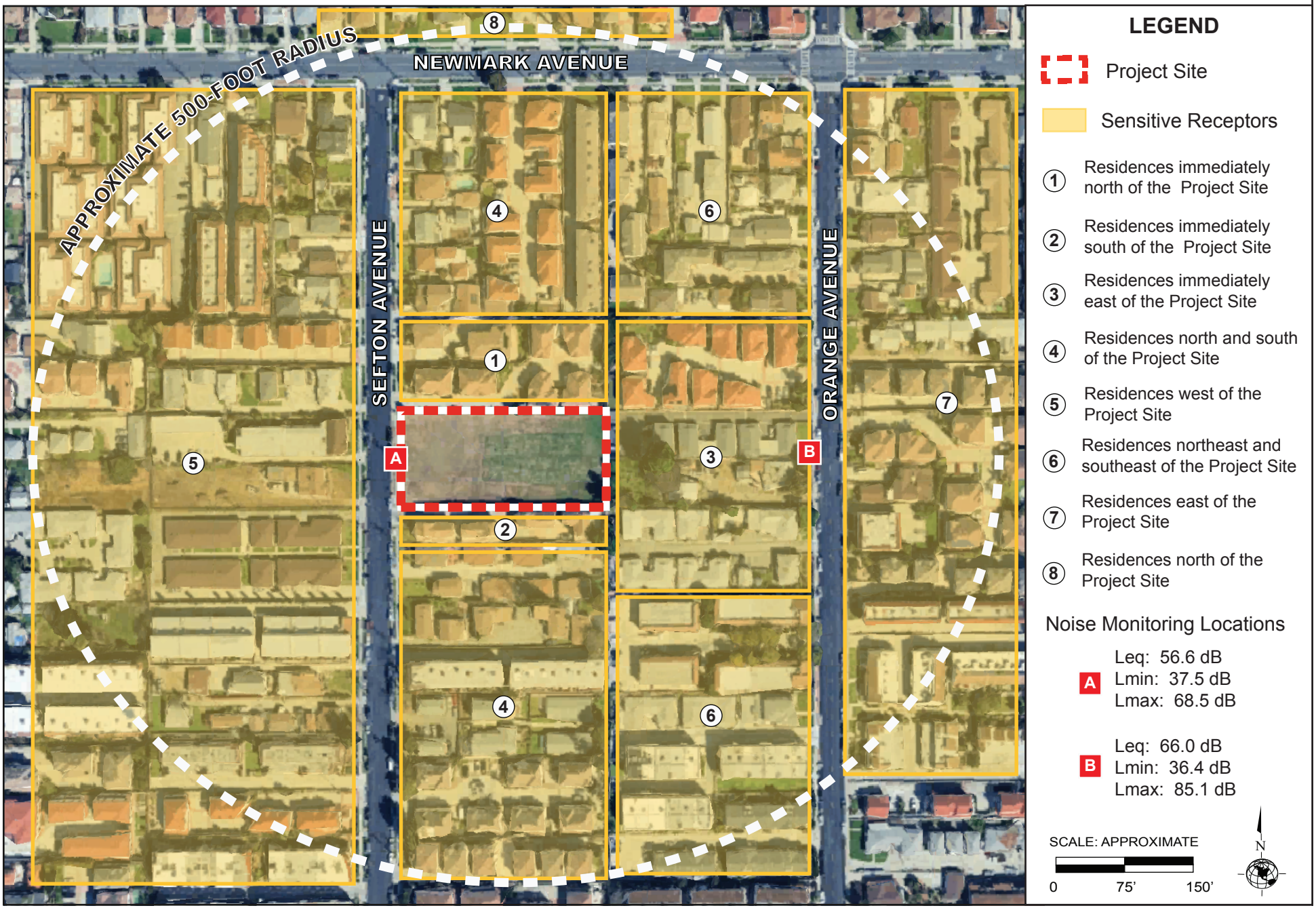


Source: Google Earth, Aerial View, 2023.

Figure 1
Noise Monitoring and Sensitive Receptors

Measurement Report

Report Summary

Meter's File Name	831_Data.203.s	Computer's File Name	831C_10304-20250606 102220-831_Data.203.ldbin
Meter	831C 10304		
Firmware	04.5.1R0		
User	Adrianna Gjonaj	Location A:	On the east side of Sefton Avenue, adjacent to the Project Site
Job Description	338-346 Sefton Ave		
Noise Sources:	Light vehicle traffic, light pedestrian traffic		
Start Time	2025-06-06 10:22:20	Duration	0:15:00.0
End Time	2025-06-06 10:37:20	Run Time	0:15:00.0
		Pause Time	0:00:00.0

Results

Overall Metrics

LA_{eq}	56.6 dB		
LAE	86.2 dB	SEA	--- dB
EA	46.1 µPa²h	LAFTM5	63.3 dB
LZ_{peak}	91.6 dB	2025-06-06 10:27:18	
LAS_{max}	68.5 dB	2025-06-06 10:34:54	
LAS_{min}	37.5 dB	2025-06-06 10:27:06	
LA_{eq}	56.6 dB		
LC_{eq}	60.0 dB	LC_{eq} - LA_{eq}	3.4 dB
LAI_{eq}	62.0 dB	LAI_{eq} - LA_{eq}	5.4 dB

Exceedances

	Count	Duration
LAS > 65.0 dB	13	0:00:37.5
LAS > 85.0 dB	0	0:00:00.0
LZpeak > 135.0 dB	0	0:00:00.0
LZpeak > 137.0 dB	0	0:00:00.0
LZpeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
56.6 dB	56.6 dB	0.0 dB

LDEN	LDay	LEve	LNight
56.6 dB	56.6 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	56.6 dB		60.0 dB		68.0 dB	
$Ls_{(max)}$	68.5 dB	2025-06-06 10:34:54	76.5 dB	2025-06-06 10:26:01	82.9 dB	2025-06-06 10:27:18
$LF_{(max)}$	72.2 dB	2025-06-06 10:34:51	80.8 dB	2025-06-06 10:26:01	87.9 dB	2025-06-06 10:27:18
$LI_{(max)}$	74.9 dB	2025-06-06 10:32:58	82.0 dB	2025-06-06 10:26:01	89.7 dB	2025-06-06 10:27:18
$LS_{(min)}$	37.5 dB	2025-06-06 10:27:06	53.3 dB	2025-06-06 10:24:36	57.8 dB	2025-06-06 10:33:58
$LF_{(min)}$	36.0 dB	2025-06-06 10:32:01	51.4 dB	2025-06-06 10:24:36	55.8 dB	2025-06-06 10:35:36
$LI_{(min)}$	37.1 dB	2025-06-06 10:31:55	54.6 dB	2025-06-06 10:24:36	58.9 dB	2025-06-06 10:35:28
$L_{Peak(max)}$	88.5 dB	2025-06-06 10:35:02	88.2 dB	2025-06-06 10:35:02	91.6 dB	2025-06-06 10:27:18

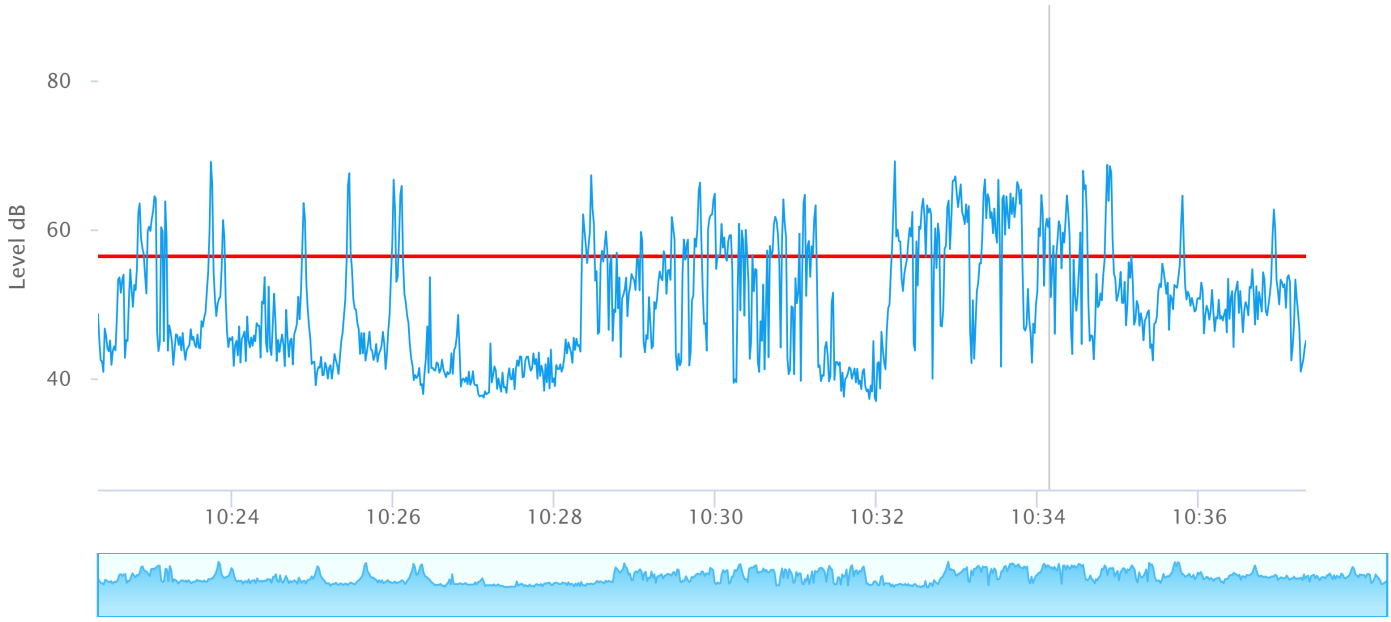
Overloads

Count	Duration
0	0:00:00.0

Statistics

LAS 5.0	63.5 dB
LAS 10.0	61.5 dB
LAS 33.3	54.1 dB
LAS 50.0	50.6 dB
LAS 66.6	46.2 dB
LAS 90.0	40.9 dB

Time History



Measurement Report

Report Summary

Meter's File Name	831_Data.204.s	Computer's File Name	831C_10304-20250606 104050-831_Data.204.ldbin
Meter	831C 10304		
Firmware	04.5.1R0		
User	Adrianna Gjonaj	Location B:	On the west side of Orange Avenue
Job Description	338-346 Sefton Ave		
Noise Sources:	Vehicle traffic, bus, light pedestrian traffic		
Start Time	2025-06-06 10:40:50	Duration	0:15:00.0
End Time	2025-06-06 10:55:50	Run Time	0:15:00.0
Pause Time	0:00:00.0		

Results

Overall Metrics

LA_{eq}	66.0 dB		
LAE	95.5 dB	SEA	--- dB
EA	394.3 µPa²h	LAFTM5	74.1 dB
LZ_{peak}	111.8 dB	2025-06-06 10:46:38	
LAS_{max}	85.1 dB	2025-06-06 10:46:13	
LAS_{min}	36.4 dB	2025-06-06 10:50:14	
LA_{eq}	66.0 dB		
LC_{eq}	71.6 dB	LC_{eq} - LA_{eq}	5.6 dB
LAI_{eq}	70.2 dB	LAI_{eq} - LA_{eq}	4.2 dB

Exceedances

	Count	Duration
LAS > 65.0 dB	56	0:04:35.0
LAS > 85.0 dB	1	0:00:00.9
LZpeak > 135.0 dB	0	0:00:00.0
LZpeak > 137.0 dB	0	0:00:00.0
LZpeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
66.0 dB	66.0 dB	0.0 dB

LDEN	LDay	LEve	LNight
66.0 dB	66.0 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	66.0 dB		71.6 dB		82.3 dB	
$Ls_{(max)}$	85.1 dB	2025-06-06 10:46:13	94.0 dB	2025-06-06 10:46:13	101.5 dB	2025-06-06 10:46:38
$LF_{(max)}$	89.2 dB	2025-06-06 10:46:13	98.1 dB	2025-06-06 10:46:13	107.0 dB	2025-06-06 10:46:38
$LI_{(max)}$	90.4 dB	2025-06-06 10:46:13	98.9 dB	2025-06-06 10:46:13	109.6 dB	2025-06-06 10:46:38
$LS_{(min)}$	36.4 dB	2025-06-06 10:50:14	51.9 dB	2025-06-06 10:47:14	56.9 dB	2025-06-06 10:50:15
$LF_{(min)}$	34.9 dB	2025-06-06 10:42:48	50.2 dB	2025-06-06 10:48:18	53.5 dB	2025-06-06 10:42:13
$LI_{(min)}$	36.0 dB	2025-06-06 10:50:14	52.8 dB	2025-06-06 10:47:14	57.9 dB	2025-06-06 10:42:53
$L_{Peak(max)}$	98.6 dB	2025-06-06 10:46:13	106.8 dB	2025-06-06 10:46:13	111.8 dB	2025-06-06 10:46:38

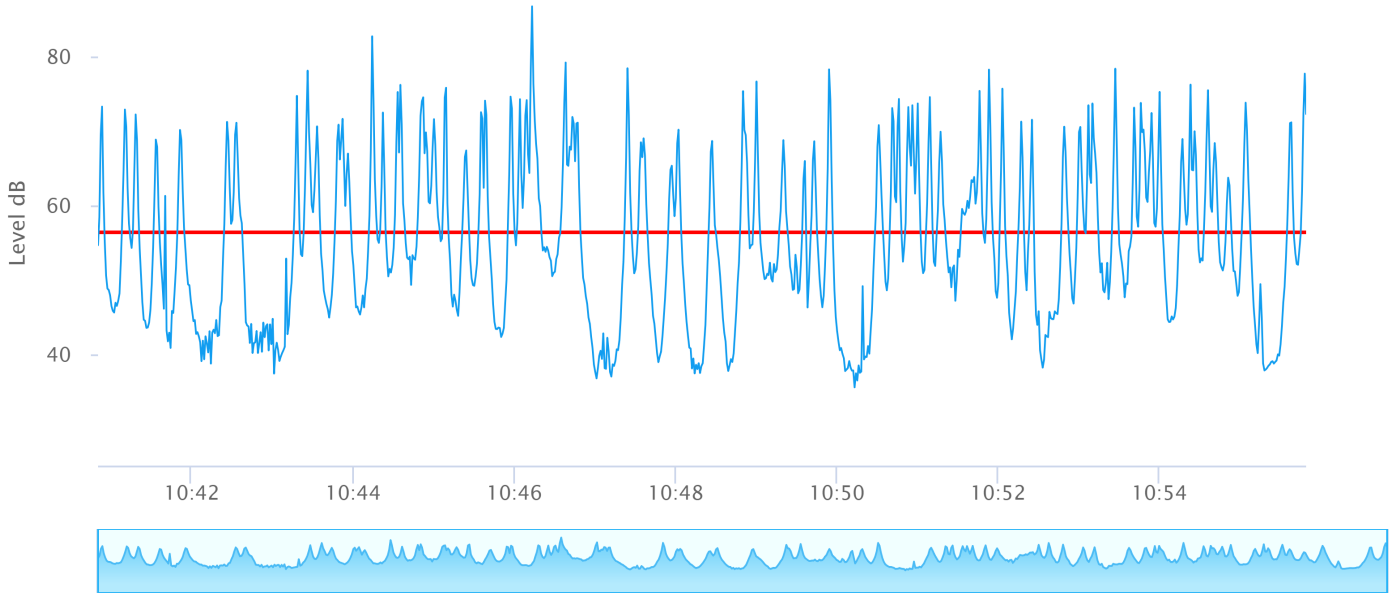
Overloads

Count	Duration
0	0:00:00.0

Statistics

LAS 5.0	72.1 dB
LAS 10.0	70.0 dB
LAS 33.3	62.6 dB
LAS 50.0	57.0 dB
LAS 66.6	51.5 dB
LAS 90.0	41.5 dB

Time History



Report date: 6/6/25
Project: 338-346 Sefton Avenue
Phase: Site Prep

RECEPTOR #1

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences immediately north of the Project Site	Residential	56.6

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	5	65	0	82.7	78.7	5	77.7	73.7
Tractors/Loaders/Backhoes	No	40	84	NA	5	65	0	81.7	77.7	5	76.7	72.7
						Construction Noise Level (dBA Leq)			81.3		Results	76.3

RECEPTOR #2

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences immediately south of the Project Site	Residential	56.6

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	5	65	0	82.7	78.7	5	77.7	73.7
Tractors/Loaders/Backhoes	No	40	84	NA	5	65	0	81.7	77.7	5	76.7	72.7
						Construction Noise Level (dBA Leq)			81.3		Results	76.3

RECEPTOR #3

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences immediately east of the Project Site	Residential	66.0

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	20	170	0	74.4	70.4	5	69.4	65.4
Tractors/Loaders/Backhoes	No	40	84	NA	20	170	0	73.4	69.4	5	68.4	64.4
						Construction Noise Level (dBA Leq)			72.9		Results	67.9

RECEPTOR #4

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences north and south of the Project Site	Residential	56.6

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	50	110	5	77.1	73.1	5	68.2	64.2
Tractors/Loaders/Backhoes	No	40	84	NA	50	110	5	72.2	68.2	5	67.2	63.2
						Construction Noise Level (dBA Leq)			74.3		Results	66.7

RECEPTOR #5

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences west of the Project Site	Residential	56.6

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	70	220	0	72.1	68.2	5	67.1	63.2
Tractors/Loaders/Backhoes	No	40	84	NA	70	220	0	71.1	67.2	5	66.1	62.2
						Construction Noise Level (dBA Leq)			70.7		Results	65.7

RECEPTOR #6

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences northeast and southeast of the Project Site	Residential	66.0

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	145	295	5	64.6	60.6	5	59.6	55.6
Tractors/Loaders/Backhoes	No	40	84	NA	145	295	5	63.6	59.6	5	58.6	54.6
						Construction Noise Level (dBA Leq)			63.1		Results	58.1

RECEPTOR #7

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences east of the Project Site	Residential	66.0

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	340	490	5	60.2	56.2	5	55.2	51.2
Tractors/Loaders/Backhoes	No	40	84	NA	340	490	5	59.2	55.2	5	54.2	50.2
						Construction Noise Level (dBA Leq)			58.7		Results	53.7

RECEPTOR #8

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences north of the Project Site	Residential	56.6

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	490	550	5	59.2	55.2	5	54.2	50.2
Tractors/Loaders/Backhoes	No	40	84	NA	490	550	5	58.2	54.2	5	53.2	49.2
						Construction Noise Level (dBA Leq)			57.7		Results	52.7

Notes:
1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. A building attenuation factor of 5 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.
4. An attenuation factor of 5 dBA was applied for the reduction measures applied during construction.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 6/6/25
Project: 338-346 Sefton Avenue
Phase: Building Construction

RECEPTOR #1

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences immediately north of the Project Site	Residential	56.6

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Tractors/Loaders/Backhoes	No	40	84	NA	5	65	0	81.7	77.7	5	76.7	72.7
Tractors/Loaders/Backhoes	No	40	84	NA	5	65	0	81.7	77.7	5	76.7	72.7
						Construction Noise Level (dBA Leq)			80.8		Results	75.8

RECEPTOR #2

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences immediately south of the Project Site	Residential	56.6

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Tractors/Loaders/Backhoes	No	40	84	NA	5	65	0	81.7	77.7	5	76.7	72.7
Tractors/Loaders/Backhoes	No	40	84	NA	5	65	0	81.7	77.7	5	76.7	72.7
						Construction Noise Level (dBA Leq)			80.8		Results	75.8

RECEPTOR #3

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences immediately east of the Project Site	Residential	66.0

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project	Receptor Distance to Centerline of	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Tractors/Loaders/Backhoes	No	40	84	NA	20	170	0	73.4	69.4	5	68.4	64.4
Tractors/Loaders/Backhoes	No	40	84	NA	20	170	0	73.4	69.4	5	68.4	64.4
						Construction Noise Level (dBA Leq)			72.4		Results	67.4

RECEPTOR #4

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences north and south of the Project Site	Residential	56.6

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project	Receptor Distance to Centerline of	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Tractors/Loaders/Backhoes	No	40	84	NA	50	110	5	72.2	68.2	5	67.2	63.2
Tractors/Loaders/Backhoes	No	40	84	NA	50	110	5	72.2	68.2	5	67.2	63.2
						Construction Noise Level (dBA Leq)			71.2		Results	66.2

RECEPTOR #5

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences west of the Project Site	Residential	56.6

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Tractors/Loaders/Backhoes	No	40	84	NA	70	220	0	71.1	67.2	5	66.1	62.2
Tractors/Loaders/Backhoes	No	40	84	NA	70	220	0	71.1	67.2	5	66.1	62.2
						Construction Noise Level (dBA Leq)			70.2		Results	65.2

RECEPTOR #6

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences northeast and southeast of the Project Site	Residential	66.0

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Tractors/Loaders/Backhoes	No	40	84	NA	145	295	5	63.6	59.6	5	58.6	54.6
Tractors/Loaders/Backhoes	No	40	84	NA	145	295	5	63.6	59.6	5	58.6	54.6
						Construction Noise Level (dBA Leq)			62.6		Results	57.6

RECEPTOR #7

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences east of the Project Site	Residential	66.0

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Tractors/Loaders/Backhoes	No	40	84	NA	340	490	5	59.2	55.2	5	54.2	50.2
Tractors/Loaders/Backhoes	No	40	84	NA	340	490	5	59.2	55.2	5	54.2	50.2
						Construction Noise Level (dBA Leq)			58.2		Results	53.2

RECEPTOR #8

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences north of the Project Site	Residential	56.6

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Tractors/Loaders/Backhoes	No	40	84	NA	490	550	5	58.2	54.2	5	53.2	49.2
Tractors/Loaders/Backhoes	No	40	84	NA	490	550	5	58.2	54.2	5	53.2	49.2
						Construction Noise Level (dBA Leq)			57.2		Results	52.2

Notes:
1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. A building attenuation factor of 5 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.
4. An attenuation factor of 5 dBA was applied for the reduction measures applied during construction.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 6/6/25
Project: 338-346 Sefton Avenue
Phase: Architectural Coating

RECEPTOR #1

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences immediately north of the Project Site	Residential	56.6

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation Estimated Shielding (dBA)	Without Attenuation Calculated (dBA) *Lmax	Without Attenuation Calculated (dBA) Leq	With Attenuation Estimated Shielding (dBA)	With Attenuation Calculated (dBA) *Lmax	With Attenuation Calculated (dBA) Leq
Air Compressor	No	50	80	78	5	65	0	75.7	72.7	5	70.7	67.7
Air Compressor	No	50	80	78	5	65	0	75.7	72.7	5	70.7	67.7
						Construction Noise Level (dBA Leq)			75.7		Results	70.7

RECEPTOR #2

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences immediately south of the Project Site	Residential	56.6

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation Estimated Shielding (dBA)	Without Attenuation Calculated (dBA) *Lmax	Without Attenuation Calculated (dBA) Leq	With Attenuation Estimated Shielding (dBA)	With Attenuation Calculated (dBA) *Lmax	With Attenuation Calculated (dBA) Leq
Air Compressor	No	50	80	78	5	65	0	75.7	72.7	5	70.7	67.7
Air Compressor	No	50	80	78	5	65	0	75.7	72.7	5	70.7	67.7
						Construction Noise Level (dBA Leq)			75.7		Results	70.7

RECEPTOR #3

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences immediately east of the Project Site	Residential	66.0

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project	Receptor Distance to Centerline of	Without Attenuation Estimated Shielding (dBA)	Without Attenuation Calculated (dBA) *Lmax	Without Attenuation Calculated (dBA) Leq	With Attenuation Estimated Shielding (dBA)	With Attenuation Calculated (dBA) *Lmax	With Attenuation Calculated (dBA) Leq
Air Compressor	No	50	80	78	20	170	0	67.4	64.4	5	62.4	59.4
Air Compressor	No	50	80	78	20	170	0	67.4	64.4	5	62.4	59.4
						Construction Noise Level (dBA Leq)			67.4		Results	62.4

RECEPTOR #4

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences north and south of the Project Site	Residential	56.6

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project	Receptor Distance to Centerline of	Without Attenuation Estimated Shielding (dBA)	Without Attenuation Calculated (dBA) *Lmax	Without Attenuation Calculated (dBA) Leq	With Attenuation Estimated Shielding (dBA)	With Attenuation Calculated (dBA) *Lmax	With Attenuation Calculated (dBA) Leq
Air Compressor	No	50	80	78	50	110	5	66.2	63.1	5	61.2	58.1
Air Compressor	No	50	80	78	50	110	5	66.2	63.1	5	61.2	58.1
						Construction Noise Level (dBA Leq)			66.2		Results	61.2

RECEPTOR #5

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences west of the Project Site	Residential	56.6

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation Estimated Shielding (dBA)	Without Attenuation Calculated (dBA) *Lmax	Without Attenuation Calculated (dBA) Leq	With Attenuation Estimated Shielding (dBA)	With Attenuation Calculated (dBA) *Lmax	With Attenuation Calculated (dBA) Leq
Air Compressor	No	50	80	78	70	220	0	65.1	62.1	5	60.1	57.1
Air Compressor	No	50	80	78	70	220	0	65.1	62.1	5	60.1	57.1
						Construction Noise Level (dBA Leq)			65.1		Results	60.1

RECEPTOR #6

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences northeast and southeast of the Project Site	Residential	66.0

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation Estimated Shielding (dBA)	Without Attenuation Calculated (dBA) *Lmax	Without Attenuation Calculated (dBA) Leq	With Attenuation Estimated Shielding (dBA)	With Attenuation Calculated (dBA) *Lmax	With Attenuation Calculated (dBA) Leq
Air Compressor	No	50	80	78	145	295	5	57.6	54.6	5	52.6	49.6
Air Compressor	No	50	80	78	145	295	5	57.6	54.6	5	52.6	49.6
						Construction Noise Level (dBA Leq)			57.6		Results	52.6

RECEPTOR #7

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences east of the Project Site	Residential	66.0

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation Estimated Shielding (dBA)	Without Attenuation Calculated (dBA) *Lmax	Without Attenuation Calculated (dBA) Leq	With Attenuation Estimated Shielding (dBA)	With Attenuation Calculated (dBA) *Lmax	With Attenuation Calculated (dBA) Leq
Air Compressor	No	50	80	78	340	490	5	53.2	50.2	5	48.2	45.2
Air Compressor	No	50	80	78	340	490	5	53.2	50.2	5	48.2	45.2
						Construction Noise Level (dBA Leq)			53.2		Results	48.2

RECEPTOR #8

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences north of the Project Site	Residential	56.6

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation Estimated Shielding (dBA)	Without Attenuation Calculated (dBA) *Lmax	Without Attenuation Calculated (dBA) Leq	With Attenuation Estimated Shielding (dBA)	With Attenuation Calculated (dBA) *Lmax	With Attenuation Calculated (dBA) Leq
Air Compressor	No	50	80	78	490	550	5	52.2	49.2	5	47.2	44.2
Air Compressor	No	50	80	78	490	550	5	52.2	49.2	5	47.2	44.2
						Construction Noise Level (dBA Leq)			52.2		Results	47.2

Notes:
1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. A building attenuation factor of 5 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.
4. An attenuation factor of 5 dBA was applied for the reduction measures applied during construction.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Construction Noise Impact Summary Without Reduction Measures

Sensitive Receptor	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase		
		Site Prep	Building	Architectural Coating
RECEPTOR #1	56.6	81.3	80.8	75.7
RECEPTOR #2	56.6	81.3	80.8	75.7
RECEPTOR #3	66.0	72.9	72.4	67.4
RECEPTOR #4	56.6	74.3	71.2	66.2
RECEPTOR #5	56.6	70.7	70.2	65.1
RECEPTOR #6	66.0	63.1	62.6	57.6
RECEPTOR #7	66.0	58.7	58.2	53.2
RECEPTOR #8	56.6	57.7	57.2	52.2

** Significance criteria is based on a 5- dBA noise increase above ambient threshold .

Construction Noise Impact Summary With Reduction Measures

Sensitive Receptor	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase		
		Site Prep	Building	Architectural Coating
RECEPTOR #1	56.6	76.3	75.8	70.7
RECEPTOR #2	56.6	76.3	75.8	70.7
RECEPTOR #3	66.0	67.9	67.4	62.4
RECEPTOR #4	56.6	66.7	66.2	61.2
RECEPTOR #5	56.6	65.7	65.2	60.1
RECEPTOR #6	66.0	58.1	57.6	52.6
RECEPTOR #7	66.0	53.7	53.2	48.2
RECEPTOR #8	56.6	52.7	52.2	47.2

** Significance criteria is based on a 5- dBA noise increase above ambient threshold .

ATTACHMENT 4

Air Quality and Greenhouse Gas Emissions Worksheets

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338 Sefton Avenue Project Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	338 Sefton Avenue Project
Construction Start Date	1/4/2027
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	0.50000
Precipitation (days)	18.2000
Location	338 S Sefton Ave, Monterey Park, CA 91755, USA
County	Los Angeles-South Coast
City	Monterey Park
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4191
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.43

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Condo/Townhouse	9.00000	Dwelling Unit	0.87000	21,314.0	3,700.00	—	27.0000	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Water	W-7	Adopt a Water Conservation Strategy
Area Sources	AS-1	Use Low-VOC Cleaning Supplies

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

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

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.73511	6.50355	9.67132	0.01421	0.25432	0.09293	0.34725	0.23399	0.02213	0.25612	—	1,542.15	1,542.15	0.06276	0.01871	0.34506	1,549.64
Mit.	0.73511	6.50355	9.67132	0.01421	0.25432	0.09293	0.34725	0.23399	0.02213	0.25612	—	1,542.15	1,542.15	0.06276	0.01871	0.34506	1,549.64
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.55517	6.51039	9.61225	0.01421	0.25432	0.35474	0.52446	0.23399	0.06025	0.25612	—	1,537.70	1,537.70	0.06026	0.05770	0.02175	1,544.79
Mit.	2.55517	6.51039	9.61225	0.01421	0.25432	0.35474	0.52446	0.23399	0.06025	0.25612	—	1,537.70	1,537.70	0.06026	0.05770	0.02175	1,544.79
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.83610	4.17665	6.02275	0.00906	0.14615	0.06617	0.21233	0.13449	0.01441	0.14890	—	953.379	953.379	0.03761	0.01340	0.09493	958.408
Mit.	0.83610	4.17665	6.02275	0.00906	0.14615	0.06617	0.21233	0.13449	0.01441	0.14890	—	953.379	953.379	0.03761	0.01340	0.09493	958.408

% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.15259	0.76224	1.09915	0.00165	0.02667	0.01208	0.03875	0.02454	0.00263	0.02717	—	157.843	157.843	0.00623	0.00222	0.01572	158.675
Mit.	0.15259	0.76224	1.09915	0.00165	0.02667	0.01208	0.03875	0.02454	0.00263	0.02717	—	157.843	157.843	0.00623	0.00222	0.01572	158.675
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.2. Construction Emissions by Year

2.2.1. Total Construction Emissions by Year, Unmitigated

Includes both onsite and offsite emissions.

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

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.73511	6.50355	9.67132	0.01421	0.25432	0.09293	0.34725	0.23399	0.02213	0.25612	—	1,542.15	1,542.15	0.06276	0.01871	0.34506	1,549.64
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.55517	6.51039	9.61225	0.01421	0.25432	0.35474	0.52446	0.23399	0.06025	0.25612	—	1,537.70	1,537.70	0.06026	0.05770	0.02175	1,544.79
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.83610	4.17665	6.02275	0.00906	0.14615	0.06617	0.21233	0.13449	0.01441	0.14890	—	953.379	953.379	0.03761	0.01340	0.09493	958.408
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.15259	0.76224	1.09915	0.00165	0.02667	0.01208	0.03875	0.02454	0.00263	0.02717	—	157.843	157.843	0.00623	0.00222	0.01572	158.675

2.2.2. Onsite Construction Emissions by Year, Unmitigated

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

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.71122	6.44952	9.26703	0.01399	0.25410	0.00000	0.25410	0.23377	0.00000	0.23377	—	1,426.63	1,426.63	0.05787	0.01157	0.00000	1,431.52
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.55066	6.44952	9.26703	0.01399	0.25410	0.20689	0.37268	0.23377	0.02234	0.23377	—	1,426.63	1,426.63	0.05787	0.01157	0.00000	1,431.52
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.82290	4.12504	5.81539	0.00884	0.14584	0.01134	0.15717	0.13417	0.00122	0.13539	—	877.101	877.101	0.03558	0.00712	0.00000	880.111
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.15018	0.75282	1.06131	0.00161	0.02662	0.00207	0.02868	0.02449	0.00022	0.02471	—	145.214	145.214	0.00589	0.00118	0.00000	145.712

2.2.3. Offsite Construction Emissions by Year, Unmitigated

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

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.02390	0.05403	0.40429	0.00022	0.00022	0.09293	0.09315	0.00022	0.02213	0.02234	—	115.530	115.530	0.00489	0.00714	0.34506	118.123
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.02343	0.38797	0.39545	0.00206	0.00392	0.14786	0.15178	0.00392	0.03791	0.04183	—	359.817	359.817	0.01560	0.05074	0.02175	375.348
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.01320	0.05160	0.20736	0.00022	0.00032	0.05484	0.05516	0.00032	0.01319	0.01350	—	76.2783	76.2783	0.00204	0.00629	0.09493	78.2978
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.00241	0.00942	0.03784	0.00004	0.00006	0.01001	0.01007	0.00006	0.00241	0.00246	—	12.6287	12.6287	0.00034	0.00104	0.01572	12.9631

2.2.4. Total Construction Emissions by Year, Mitigated

Includes both onsite and offsite emissions.

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

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.73511	6.50355	9.67132	0.01421	0.25432	0.09293	0.34725	0.23399	0.02213	0.25612	—	1,542.15	1,542.15	0.06276	0.01871	0.34506	1,549.64
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.55517	6.51039	9.61225	0.01421	0.25432	0.35474	0.52446	0.23399	0.06025	0.25612	—	1,537.70	1,537.70	0.06026	0.05770	0.02175	1,544.79
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.83610	4.17665	6.02275	0.00906	0.14615	0.06617	0.21233	0.13449	0.01441	0.14890	—	953.379	953.379	0.03761	0.01340	0.09493	958.408
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.15259	0.76224	1.09915	0.00165	0.02667	0.01208	0.03875	0.02454	0.00263	0.02717	—	157.843	157.843	0.00623	0.00222	0.01572	158.675

2.2.5. Onsite Construction Emissions by Year, Mitigated

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

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.71122	6.44952	9.26703	0.01399	0.25410	0.00000	0.25410	0.23377	0.00000	0.23377	—	1,426.63	1,426.63	0.05787	0.01157	0.00000	1,431.52
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.55066	6.44952	9.26703	0.01399	0.25410	0.20689	0.37268	0.23377	0.02234	0.23377	—	1,426.63	1,426.63	0.05787	0.01157	0.00000	1,431.52
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.82290	4.12504	5.81539	0.00884	0.14584	0.01134	0.15717	0.13417	0.00122	0.13539	—	877.101	877.101	0.03558	0.00712	0.00000	880.111

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.15018	0.75282	1.06131	0.00161	0.02662	0.00207	0.02868	0.02449	0.00022	0.02471	—	145.214	145.214	0.00589	0.00118	0.00000	145.712

2.2.6. Offsite Construction Emissions by Year, Mitigated

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

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.02390	0.05403	0.40429	0.00022	0.00022	0.09293	0.09315	0.00022	0.02213	0.02234	—	115.530	115.530	0.00489	0.00714	0.34506	118.123
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.02343	0.38797	0.39545	0.00206	0.00392	0.14786	0.15178	0.00392	0.03791	0.04183	—	359.817	359.817	0.01560	0.05074	0.02175	375.348
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.01320	0.05160	0.20736	0.00022	0.00032	0.05484	0.05516	0.00032	0.01319	0.01350	—	76.2783	76.2783	0.00204	0.00629	0.09493	78.2978
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.00241	0.00942	0.03784	0.00004	0.00006	0.01001	0.01007	0.00006	0.00241	0.00246	—	12.6287	12.6287	0.00034	0.00104	0.01572	12.9631

2.3. Operations Emissions Compared Against Thresholds

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

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.75962	0.21187	2.34694	0.00484	0.00733	0.42605	0.43338	0.00709	0.10822	0.11531	4.27804	591.687	595.965	0.46092	0.02007	1.41618	614.886
Mit.	0.72552	0.21187	2.34694	0.00484	0.00733	0.42605	0.43338	0.00709	0.10822	0.11531	4.14948	590.923	595.073	0.44768	0.01975	1.41618	613.568
% Reduced	4%	—	—	—	—	—	—	—	—	—	3%	< 0.5%	< 0.5%	3%	—	—	< 0.5%

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.71268	0.22123	1.69864	0.00463	0.00710	0.42605	0.43315	0.00691	0.10822	0.11513	4.27804	571.439	575.717	0.46177	0.02095	0.18541	593.689
Mit.	0.67857	0.22123	1.69864	0.00463	0.00710	0.42605	0.43315	0.00691	0.10822	0.11513	4.14948	570.675	574.825	0.44854	0.02063	0.18541	592.371
% Reduced	5%	—	—	—	—	—	—	—	—	—	3%	< 0.5%	< 0.5%	3%	—	—	< 0.5%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.71893	0.20837	1.91138	0.00424	0.00698	0.37704	0.38402	0.00677	0.09579	0.10256	4.27804	531.108	535.386	0.45932	0.01903	0.64116	553.182
Mit.	0.68482	0.20837	1.91138	0.00424	0.00698	0.37704	0.38402	0.00677	0.09579	0.10256	4.14948	530.344	534.494	0.44609	0.01872	0.64116	551.864
% Reduced	5%	—	—	—	—	—	—	—	—	—	3%	< 0.5%	< 0.5%	3%	—	—	< 0.5%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.13120	0.03803	0.34883	0.00077	0.00127	0.06881	0.07008	0.00124	0.01748	0.01872	0.70828	87.9310	88.6392	0.07605	0.00315	0.10615	91.5857
Mit.	0.12498	0.03803	0.34883	0.00077	0.00127	0.06881	0.07008	0.00124	0.01748	0.01872	0.68699	87.8045	88.4915	0.07386	0.00310	0.10615	91.3674
% Reduced	5%	—	—	—	—	—	—	—	—	—	3%	< 0.5%	< 0.5%	3%	2%	—	< 0.5%

2.4. Operations Emissions by Sector, Unmitigated

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

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.21926	0.15243	1.81221	0.00447	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	456.953	456.953	0.02151	0.01788	1.26353	464.084
Area	0.53717	0.00484	0.51150	0.00002	0.00024	—	0.00024	0.00018	—	0.00018	0.00000	1.36519	1.36519	0.00006	0.00001	—	1.36999
Energy	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	129.550	129.550	0.00987	0.00058	—	129.970
Water	—	—	—	—	—	—	—	—	—	—	0.64283	3.81888	4.46171	0.06615	0.00159	—	6.59076
Waste	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Total	0.75962	0.21187	2.34694	0.00484	0.00733	0.42605	0.43338	0.00709	0.10822	0.11531	4.27804	591.687	595.965	0.46092	0.02007	1.41618	614.886
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.21681	0.16662	1.67541	0.00428	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	438.070	438.070	0.02242	0.01877	0.03276	444.257
Area	0.49267	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Energy	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	129.550	129.550	0.00987	0.00058	—	129.970
Water	—	—	—	—	—	—	—	—	—	—	0.64283	3.81888	4.46171	0.06615	0.00159	—	6.59076
Waste	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Total	0.71268	0.22123	1.69864	0.00463	0.00710	0.42605	0.43315	0.00691	0.10822	0.11513	4.27804	571.439	575.717	0.46177	0.02095	0.18541	593.689
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19258	0.15046	1.53781	0.00388	0.00240	0.37704	0.37944	0.00223	0.09579	0.09803	—	396.804	396.804	0.01993	0.01685	0.48851	402.812
Area	0.52315	0.00331	0.35034	0.00002	0.00016	—	0.00016	0.00012	—	0.00012	0.00000	0.93506	0.93506	0.00004	0.00001	—	0.93835
Energy	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	129.550	129.550	0.00987	0.00058	—	129.970
Water	—	—	—	—	—	—	—	—	—	—	0.64283	3.81888	4.46171	0.06615	0.00159	—	6.59076
Waste	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Total	0.71893	0.20837	1.91138	0.00424	0.00698	0.37704	0.38402	0.00677	0.09579	0.10256	4.27804	531.108	535.386	0.45932	0.01903	0.64116	553.182
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03515	0.02746	0.28065	0.00071	0.00044	0.06881	0.06925	0.00041	0.01748	0.01789	—	65.6955	65.6955	0.00330	0.00279	0.08088	66.6901
Area	0.09547	0.00060	0.06394	< 0.000005	0.00003	—	0.00003	0.00002	—	0.00002	0.00000	0.15481	0.15481	0.00001	< 0.000005	—	0.15535
Energy	0.00058	0.00997	0.00424	0.00006	0.00081	—	0.00081	0.00081	—	0.00081	—	21.4484	21.4484	0.00163	0.00010	—	21.5181
Water	—	—	—	—	—	—	—	—	—	—	0.10643	0.63226	0.73869	0.01095	0.00026	—	1.09118
Waste	—	—	—	—	—	—	—	—	—	—	0.60185	0.00000	0.60185	0.06015	0.00000	—	2.10567
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02527	0.02527
Total	0.13120	0.03803	0.34883	0.00077	0.00127	0.06881	0.07008	0.00124	0.01748	0.01872	0.70828	87.9310	88.6392	0.07605	0.00315	0.10615	91.5857

2.5. Operations Emissions by Sector, Mitigated

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

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.21926	0.15243	1.81221	0.00447	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	456.953	456.953	0.02151	0.01788	1.26353	464.084
Area	0.50307	0.00484	0.51150	0.00002	0.00024	—	0.00024	0.00018	—	0.00018	0.00000	1.36519	1.36519	0.00006	0.00001	—	1.36999
Energy	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	129.550	129.550	0.00987	0.00058	—	129.970
Water	—	—	—	—	—	—	—	—	—	—	0.51426	3.05511	3.56937	0.05292	0.00128	—	5.27261
Waste	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Total	0.72552	0.21187	2.34694	0.00484	0.00733	0.42605	0.43338	0.00709	0.10822	0.11531	4.14948	590.923	595.073	0.44768	0.01975	1.41618	613.568
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.21681	0.16662	1.67541	0.00428	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	438.070	438.070	0.02242	0.01877	0.03276	444.257
Area	0.45857	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Energy	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	129.550	129.550	0.00987	0.00058	—	129.970
Water	—	—	—	—	—	—	—	—	—	—	0.51426	3.05511	3.56937	0.05292	0.00128	—	5.27261
Waste	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Total	0.67857	0.22123	1.69864	0.00463	0.00710	0.42605	0.43315	0.00691	0.10822	0.11513	4.14948	570.675	574.825	0.44854	0.02063	0.18541	592.371
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19258	0.15046	1.53781	0.00388	0.00240	0.37704	0.37944	0.00223	0.09579	0.09803	—	396.804	396.804	0.01993	0.01685	0.48851	402.812
Area	0.48905	0.00331	0.35034	0.00002	0.00016	—	0.00016	0.00012	—	0.00012	0.00000	0.93506	0.93506	0.00004	0.00001	—	0.93835
Energy	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	129.550	129.550	0.00987	0.00058	—	129.970
Water	—	—	—	—	—	—	—	—	—	—	0.51426	3.05511	3.56937	0.05292	0.00128	—	5.27261
Waste	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Total	0.68482	0.20837	1.91138	0.00424	0.00698	0.37704	0.38402	0.00677	0.09579	0.10256	4.14948	530.344	534.494	0.44609	0.01872	0.64116	551.864
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03515	0.02746	0.28065	0.00071	0.00044	0.06881	0.06925	0.00041	0.01748	0.01789	—	65.6955	65.6955	0.00330	0.00279	0.08088	66.6901
Area	0.08925	0.00060	0.06394	< 0.000005	0.00003	—	0.00003	0.00002	—	0.00002	0.00000	0.15481	0.15481	0.00001	< 0.000005	—	0.15535
Energy	0.00058	0.00997	0.00424	0.00006	0.00081	—	0.00081	0.00081	—	0.00081	—	21.4484	21.4484	0.00163	0.00010	—	21.5181
Water	—	—	—	—	—	—	—	—	—	—	0.08514	0.50581	0.59095	0.00876	0.00021	—	0.87294
Waste	—	—	—	—	—	—	—	—	—	—	0.60185	0.00000	0.60185	0.06015	0.00000	—	2.10567
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02527	0.02527
Total	0.12498	0.03803	0.34883	0.00077	0.00127	0.06881	0.07008	0.00124	0.01748	0.01872	0.68699	87.8045	88.4915	0.07386	0.00310	0.10615	91.3674

3. Construction Emissions Details

3.1. Site Preparation (2027)

3.1.1. Onsite - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.41320	3.43511	5.55625	0.00793	0.16579	—	0.16579	0.15253	—	0.15253	—	858.867	858.867	0.03484	0.00697	—	861.815
Dust From Material Movement	—	—	—	—	—	0.20689	0.20689	—	0.02234	0.02234	—	—	—	—	—	—	—

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02264	0.18823	0.30445	0.00043	0.00908	—	0.00908	0.00836	—	0.00836	—	47.0612	47.0612	0.00191	0.00038	—	47.2227
Dust From Material Movement	—	—	—	—	—	0.01134	0.01134	—	0.00122	0.00122	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00413	0.03435	0.05556	0.00008	0.00166	—	0.00166	0.00153	—	0.00153	—	7.79152	7.79152	0.00032	0.00006	—	7.81826
Dust From Material Movement	—	—	—	—	—	0.00207	0.00207	—	0.00022	0.00022	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.1.2. Offsite - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01742	0.02155	0.25447	0.00000	0.00000	0.06535	0.06535	0.00000	0.01532	0.01532	—	62.9951	62.9951	0.00088	0.00237	0.00537	63.7288
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00441	0.36642	0.14098	0.00206	0.00392	0.08250	0.08643	0.00392	0.02259	0.02651	—	296.822	296.822	0.01472	0.04837	0.01639	311.620

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00095	0.00118	0.01465	0.00000	0.00000	0.00354	0.00354	0.00000	0.00083	0.00083	—	3.50271	3.50271	0.00005	0.00013	0.00489	3.54751
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00025	0.02030	0.00768	0.00011	0.00022	0.00448	0.00470	0.00022	0.00123	0.00144	—	16.2600	16.2600	0.00081	0.00264	0.01494	17.0833
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00017	0.00022	0.00267	0.00000	0.00000	0.00065	0.00065	0.00000	0.00015	0.00015	—	0.57991	0.57991	0.00001	0.00002	0.00081	0.58733
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00005	0.00371	0.00140	0.00002	0.00004	0.00082	0.00086	0.00004	0.00022	0.00026	—	2.69204	2.69204	0.00013	0.00044	0.00247	2.82834

3.1.3. Onsite - Mitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.41320	3.43511	5.55625	0.00793	0.16579	—	0.16579	0.15253	—	0.15253	—	858.867	858.867	0.03484	0.00697	—	861.815
Dust From Material Movement	—	—	—	—	—	0.20689	0.20689	—	0.02234	0.02234	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02264	0.18823	0.30445	0.00043	0.00908	—	0.00908	0.00836	—	0.00836	—	47.0612	47.0612	0.00191	0.00038	—	47.2227

Dust From Material Movement	—	—	—	—	—	0.01134	0.01134	—	0.00122	0.00122	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00413	0.03435	0.05556	0.00008	0.00166	—	0.00166	0.00153	—	0.00153	—	7.79152	7.79152	0.00032	0.00006	—	7.81826
Dust From Material Movement	—	—	—	—	—	0.00207	0.00207	—	0.00022	0.00022	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.1.4. Offsite - Mitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01742	0.02155	0.25447	0.00000	0.00000	0.06535	0.06535	0.00000	0.01532	0.01532	—	62.9951	62.9951	0.00088	0.00237	0.00537	63.7288
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00441	0.36642	0.14098	0.00206	0.00392	0.08250	0.08643	0.00392	0.02259	0.02651	—	296.822	296.822	0.01472	0.04837	0.01639	311.620
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00095	0.00118	0.01465	0.00000	0.00000	0.00354	0.00354	0.00000	0.00083	0.00083	—	3.50271	3.50271	0.00005	0.00013	0.00489	3.54751
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00025	0.02030	0.00768	0.00011	0.00022	0.00448	0.00470	0.00022	0.00123	0.00144	—	16.2600	16.2600	0.00081	0.00264	0.01494	17.0833

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00017	0.00022	0.00267	0.00000	0.00000	0.00065	0.00065	0.00000	0.00015	0.00015	—	0.57991	0.57991	0.00001	0.00002	0.00081	0.58733
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00005	0.00371	0.00140	0.00002	0.00004	0.00082	0.00086	0.00004	0.00022	0.00026	—	2.69204	2.69204	0.00013	0.00044	0.00247	2.82834

3.2. Building Construction (2027)

3.2.1. Onsite - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71122	6.44952	9.26703	0.01399	0.25410	—	0.25410	0.23377	—	0.23377	—	1,426.63	1,426.63	0.05787	0.01157	—	1,431.52
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71122	6.44952	9.26703	0.01399	0.25410	—	0.25410	0.23377	—	0.23377	—	1,426.63	1,426.63	0.05787	0.01157	—	1,431.52
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.33905	3.07457	4.41771	0.00667	0.12113	—	0.12113	0.11144	—	0.11144	—	680.090	680.090	0.02759	0.00552	—	682.424
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06188	0.56111	0.80623	0.00122	0.02211	—	0.02211	0.02034	—	0.02034	—	112.597	112.597	0.00457	0.00091	—	112.983

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.2.2. Offsite - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02300	0.02236	0.38922	0.00000	0.00000	0.08470	0.08470	0.00000	0.01985	0.01985	—	86.1148	86.1148	0.00364	0.00307	0.26833	87.3895
Vendor	0.00090	0.03167	0.01507	0.00022	0.00022	0.00823	0.00845	0.00022	0.00227	0.00249	—	29.4150	29.4150	0.00125	0.00406	0.07673	30.7340
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02257	0.02793	0.32979	0.00000	0.00000	0.08470	0.08470	0.00000	0.01985	0.01985	—	81.6417	81.6417	0.00114	0.00307	0.00695	82.5925
Vendor	0.00086	0.03294	0.01543	0.00022	0.00022	0.00823	0.00845	0.00022	0.00227	0.00249	—	29.4312	29.4312	0.00125	0.00406	0.00199	30.6754
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01076	0.01331	0.16522	0.00000	0.00000	0.03991	0.03991	0.00000	0.00935	0.00935	—	39.4938	39.4938	0.00054	0.00146	0.05513	39.9989
Vendor	0.00042	0.01580	0.00727	0.00010	0.00010	0.00389	0.00399	0.00010	0.00107	0.00118	—	14.0257	14.0257	0.00059	0.00194	0.01578	14.6337
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00196	0.00243	0.03015	0.00000	0.00000	0.00728	0.00728	0.00000	0.00171	0.00171	—	6.53865	6.53865	0.00009	0.00024	0.00913	6.62227
Vendor	0.00008	0.00288	0.00133	0.00002	0.00002	0.00071	0.00073	0.00002	0.00020	0.00021	—	2.32211	2.32211	0.00010	0.00032	0.00261	2.42277
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.2.3. Onsite - Mitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71122	6.44952	9.26703	0.01399	0.25410	—	0.25410	0.23377	—	0.23377	—	1,426.63	1,426.63	0.05787	0.01157	—	1,431.52
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71122	6.44952	9.26703	0.01399	0.25410	—	0.25410	0.23377	—	0.23377	—	1,426.63	1,426.63	0.05787	0.01157	—	1,431.52
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.33905	3.07457	4.41771	0.00667	0.12113	—	0.12113	0.11144	—	0.11144	—	680.090	680.090	0.02759	0.00552	—	682.424
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06188	0.56111	0.80623	0.00122	0.02211	—	0.02211	0.02034	—	0.02034	—	112.597	112.597	0.00457	0.00091	—	112.983
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.2.4. Offsite - Mitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02300	0.02236	0.38922	0.00000	0.00000	0.08470	0.08470	0.00000	0.01985	0.01985	—	86.1148	86.1148	0.00364	0.00307	0.26833	87.3895

Vendor	0.00090	0.03167	0.01507	0.00022	0.00022	0.00823	0.00845	0.00022	0.00227	0.00249	—	29.4150	29.4150	0.00125	0.00406	0.07673	30.7340
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02257	0.02793	0.32979	0.00000	0.00000	0.08470	0.08470	0.00000	0.01985	0.01985	—	81.6417	81.6417	0.00114	0.00307	0.00695	82.5925
Vendor	0.00086	0.03294	0.01543	0.00022	0.00022	0.00823	0.00845	0.00022	0.00227	0.00249	—	29.4312	29.4312	0.00125	0.00406	0.00199	30.6754
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01076	0.01331	0.16522	0.00000	0.00000	0.03991	0.03991	0.00000	0.00935	0.00935	—	39.4938	39.4938	0.00054	0.00146	0.05513	39.9989
Vendor	0.00042	0.01580	0.00727	0.00010	0.00010	0.00389	0.00399	0.00010	0.00107	0.00118	—	14.0257	14.0257	0.00059	0.00194	0.01578	14.6337
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00196	0.00243	0.03015	0.00000	0.00000	0.00728	0.00728	0.00000	0.00171	0.00171	—	6.53865	6.53865	0.00009	0.00024	0.00913	6.62227
Vendor	0.00008	0.00288	0.00133	0.00002	0.00002	0.00071	0.00073	0.00002	0.00020	0.00021	—	2.32211	2.32211	0.00010	0.00032	0.00261	2.42277
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3. Architectural Coating (2027)

3.3.1. Onsite - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.52936	4.76852	6.04591	0.00963	0.08638	—	0.08638	0.07947	—	0.07947	—	829.266	829.266	0.03364	0.00673	—	832.112

Architect Coatings	2.02129	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09572	0.86225	1.09323	0.00174	0.01562	—	0.01562	0.01437	—	0.01437	—	149.950	149.950	0.00608	0.00122	—	150.464
Architectural Coatings	0.36549	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01747	0.15736	0.19951	0.00032	0.00285	—	0.00285	0.00262	—	0.00262	—	24.8259	24.8259	0.00101	0.00020	—	24.9110
Architectural Coatings	0.06670	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3.2. Offsite - Unmitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00451	0.00559	0.06596	0.00000	0.00000	0.01694	0.01694	0.00000	0.00397	0.00397	—	16.3283	16.3283	0.00023	0.00061	0.00139	16.5185
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00082	0.00101	0.01253	0.00000	0.00000	0.00303	0.00303	0.00000	0.00071	0.00071	—	2.99608	2.99608	0.00004	0.00011	0.00418	3.03440
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00015	0.00018	0.00229	0.00000	0.00000	0.00055	0.00055	0.00000	0.00013	0.00013	—	0.49604	0.49604	0.00001	0.00002	0.00069	0.50238
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3.3. Onsite - Mitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.52936	4.76852	6.04591	0.00963	0.08638	—	0.08638	0.07947	—	0.07947	—	829.266	829.266	0.03364	0.00673	—	832.112
Architectural Coatings	2.02129	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09572	0.86225	1.09323	0.00174	0.01562	—	0.01562	0.01437	—	0.01437	—	149.950	149.950	0.00608	0.00122	—	150.464
Architectural Coatings	0.36549	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01747	0.15736	0.19951	0.00032	0.00285	—	0.00285	0.00262	—	0.00262	—	24.8259	24.8259	0.00101	0.00020	—	24.9110
Architectural Coatings	0.06670	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3.4. Offsite - Mitigated

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

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00451	0.00559	0.06596	0.00000	0.00000	0.01694	0.01694	0.00000	0.00397	0.00397	—	16.3283	16.3283	0.00023	0.00061	0.00139	16.5185
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00082	0.00101	0.01253	0.00000	0.00000	0.00303	0.00303	0.00000	0.00071	0.00071	—	2.99608	2.99608	0.00004	0.00011	0.00418	3.03440
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00015	0.00018	0.00229	0.00000	0.00000	0.00055	0.00055	0.00000	0.00013	0.00013	—	0.49604	0.49604	0.00001	0.00002	0.00069	0.50238
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.21926	0.15243	1.81221	0.00447	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	456.953	456.953	0.02151	0.01788	1.26353	464.084
Total	0.21926	0.15243	1.81221	0.00447	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	456.953	456.953	0.02151	0.01788	1.26353	464.084
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.21681	0.16662	1.67541	0.00428	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	438.070	438.070	0.02242	0.01877	0.03276	444.257
Total	0.21681	0.16662	1.67541	0.00428	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	438.070	438.070	0.02242	0.01877	0.03276	444.257
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.03515	0.02746	0.28065	0.00071	0.00044	0.06881	0.06925	0.00041	0.01748	0.01789	—	65.6955	65.6955	0.00330	0.00279	0.08088	66.6901
Total	0.03515	0.02746	0.28065	0.00071	0.00044	0.06881	0.06925	0.00041	0.01748	0.01789	—	65.6955	65.6955	0.00330	0.00279	0.08088	66.6901

4.1.2. Mitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.21926	0.15243	1.81221	0.00447	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	456.953	456.953	0.02151	0.01788	1.26353	464.084
Total	0.21926	0.15243	1.81221	0.00447	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	456.953	456.953	0.02151	0.01788	1.26353	464.084
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.21681	0.16662	1.67541	0.00428	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	438.070	438.070	0.02242	0.01877	0.03276	444.257
Total	0.21681	0.16662	1.67541	0.00428	0.00268	0.42605	0.42873	0.00250	0.10822	0.11072	—	438.070	438.070	0.02242	0.01877	0.03276	444.257
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.03515	0.02746	0.28065	0.00071	0.00044	0.06881	0.06925	0.00041	0.01748	0.01789	—	65.6955	65.6955	0.00330	0.00279	0.08088	66.6901
Total	0.03515	0.02746	0.28065	0.00071	0.00044	0.06881	0.06925	0.00041	0.01748	0.01789	—	65.6955	65.6955	0.00330	0.00279	0.08088	66.6901

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	60.2372	60.2372	0.00374	0.00045	—	60.4656
Total	—	—	—	—	—	—	—	—	—	—	—	60.2372	60.2372	0.00374	0.00045	—	60.4656

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	60.2372	60.2372	0.00374	0.00045	—	60.4656
Total	—	—	—	—	—	—	—	—	—	—	—	60.2372	60.2372	0.00374	0.00045	—	60.4656
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	9.97296	9.97296	0.00062	0.00007	—	10.0108
Total	—	—	—	—	—	—	—	—	—	—	—	9.97296	9.97296	0.00062	0.00007	—	10.0108

4.2.2. Electricity Emissions By Land Use - Mitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	60.2372	60.2372	0.00374	0.00045	—	60.4656
Total	—	—	—	—	—	—	—	—	—	—	—	60.2372	60.2372	0.00374	0.00045	—	60.4656
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	60.2372	60.2372	0.00374	0.00045	—	60.4656
Total	—	—	—	—	—	—	—	—	—	—	—	60.2372	60.2372	0.00374	0.00045	—	60.4656
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	9.97296	9.97296	0.00062	0.00007	—	10.0108
Total	—	—	—	—	—	—	—	—	—	—	—	9.97296	9.97296	0.00062	0.00007	—	10.0108

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	69.3124	69.3124	0.00613	0.00013	—	69.5046
Total	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	69.3124	69.3124	0.00613	0.00013	—	69.5046
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	69.3124	69.3124	0.00613	0.00013	—	69.5046
Total	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	69.3124	69.3124	0.00613	0.00013	—	69.5046
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00058	0.00997	0.00424	0.00006	0.00081	—	0.00081	0.00081	—	0.00081	—	11.4755	11.4755	0.00102	0.00002	—	11.5073
Total	0.00058	0.00997	0.00424	0.00006	0.00081	—	0.00081	0.00081	—	0.00081	—	11.4755	11.4755	0.00102	0.00002	—	11.5073

4.2.4. Natural Gas Emissions By Land Use - Mitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	69.3124	69.3124	0.00613	0.00013	—	69.5046
Total	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	69.3124	69.3124	0.00613	0.00013	—	69.5046
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	69.3124	69.3124	0.00613	0.00013	—	69.5046
Total	0.00320	0.05461	0.02324	0.00035	0.00441	—	0.00441	0.00441	—	0.00441	—	69.3124	69.3124	0.00613	0.00013	—	69.5046
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00058	0.00997	0.00424	0.00006	0.00081	—	0.00081	0.00081	—	0.00081	—	11.4755	11.4755	0.00102	0.00002	—	11.5073
Total	0.00058	0.00997	0.00424	0.00006	0.00081	—	0.00081	0.00081	—	0.00081	—	11.4755	11.4755	0.00102	0.00002	—	11.5073

4.3. Area Emissions by Source

4.3.1. Unmitigated

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

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	0.45612	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	0.03655	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.04450	0.00484	0.51150	0.00002	0.00024	—	0.00024	0.00018	—	0.00018	—	1.36519	1.36519	0.00006	0.00001	—	1.36999
Total	0.53717	0.00484	0.51150	0.00002	0.00024	—	0.00024	0.00018	—	0.00018	0.00000	1.36519	1.36519	0.00006	0.00001	—	1.36999
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	0.45612	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03655	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.49267	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	0.08324	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.00667	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.00556	0.00060	0.06394	< 0.000005	0.00003	—	0.00003	0.00002	—	0.00002	—	0.15481	0.15481	0.00001	< 0.000005	—	0.15535
Total	0.09547	0.00060	0.06394	< 0.000005	0.00003	—	0.00003	0.00002	—	0.00002	0.00000	0.15481	0.15481	0.00001	< 0.000005	—	0.15535

4.3.2. Mitigated

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

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	0.42202	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03655	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.04450	0.00484	0.51150	0.00002	0.00024	—	0.00024	0.00018	—	0.00018	—	1.36519	1.36519	0.00006	0.00001	—	1.36999
Total	0.50307	0.00484	0.51150	0.00002	0.00024	—	0.00024	0.00018	—	0.00018	0.00000	1.36519	1.36519	0.00006	0.00001	—	1.36999
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	0.42202	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03655	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.45857	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	0.07702	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.00667	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landsca Equipment	0.00556	0.00060	0.06394	< 0.000005	0.00003	—	0.00003	0.00002	—	0.00002	—	0.15481	0.15481	0.00001	< 0.000005	—	0.15535
Total	0.08925	0.00060	0.06394	< 0.000005	0.00003	—	0.00003	0.00002	—	0.00002	0.00000	0.15481	0.15481	0.00001	< 0.000005	—	0.15535

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.64283	3.81888	4.46171	0.06615	0.00159	—	6.59076
Total	—	—	—	—	—	—	—	—	—	—	0.64283	3.81888	4.46171	0.06615	0.00159	—	6.59076
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.64283	3.81888	4.46171	0.06615	0.00159	—	6.59076
Total	—	—	—	—	—	—	—	—	—	—	0.64283	3.81888	4.46171	0.06615	0.00159	—	6.59076
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.10643	0.63226	0.73869	0.01095	0.00026	—	1.09118
Total	—	—	—	—	—	—	—	—	—	—	0.10643	0.63226	0.73869	0.01095	0.00026	—	1.09118

4.4.2. Mitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.51426	3.05511	3.56937	0.05292	0.00128	—	5.27261
Total	—	—	—	—	—	—	—	—	—	—	0.51426	3.05511	3.56937	0.05292	0.00128	—	5.27261
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.51426	3.05511	3.56937	0.05292	0.00128	—	5.27261
Total	—	—	—	—	—	—	—	—	—	—	0.51426	3.05511	3.56937	0.05292	0.00128	—	5.27261
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.08514	0.50581	0.59095	0.00876	0.00021	—	0.87294
Total	—	—	—	—	—	—	—	—	—	—	0.08514	0.50581	0.59095	0.00876	0.00021	—	0.87294

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184

Total	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Total	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.60185	0.00000	0.60185	0.06015	0.00000	—	2.10567
Total	—	—	—	—	—	—	—	—	—	—	0.60185	0.00000	0.60185	0.06015	0.00000	—	2.10567

4.5.2. Mitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Total	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Total	—	—	—	—	—	—	—	—	—	—	3.63522	0.00000	3.63522	0.36333	0.00000	—	12.7184
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhous	—	—	—	—	—	—	—	—	—	—	0.60185	0.00000	0.60185	0.06015	0.00000	—	2.10567
Total	—	—	—	—	—	—	—	—	—	—	0.60185	0.00000	0.60185	0.06015	0.00000	—	2.10567

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02527	0.02527
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02527	0.02527

4.6.2. Mitigated

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

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15265	0.15265
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02527	0.02527
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02527	0.02527

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

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

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

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

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

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

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

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

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

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	1/4/2027	1/31/2027	5.00000	20.0000	—
Building Construction	Building Construction	2/1/2027	9/30/2027	5.00000	174.000	—
Architectural Coating	Architectural Coating	10/1/2027	12/31/2027	5.00000	66.0000	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.000000	8.00000	84.0000	0.37000
Building Construction	Forklifts	Diesel	Average	2.00000	6.00000	82.0000	0.20000
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00000	8.00000	84.0000	0.37000
Building Construction	Cement and Mortar Mixers	Diesel	Average	1.000000	8.00000	10.00000	0.56000
Building Construction	Generator Sets	Diesel	Average	1.000000	8.00000	14.0000	0.74000
Building Construction	Pavers	Diesel	Average	1.000000	8.00000	81.0000	0.42000
Building Construction	Rollers	Diesel	Average	1.000000	8.00000	36.0000	0.38000
Architectural Coating	Air Compressors	Diesel	Average	4.00000	6.00000	37.0000	0.48000
Architectural Coating	Aerial Lifts	Diesel	Average	2.00000	8.00000	46.0000	0.31000

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.000000	8.00000	84.0000	0.37000
Building Construction	Forklifts	Diesel	Average	2.00000	6.00000	82.0000	0.20000
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00000	8.00000	84.0000	0.37000
Building Construction	Cement and Mortar Mixers	Diesel	Average	1.000000	8.00000	10.00000	0.56000
Building Construction	Generator Sets	Diesel	Average	1.000000	8.00000	14.0000	0.74000
Building Construction	Pavers	Diesel	Average	1.000000	8.00000	81.0000	0.42000

Building Construction	Rollers	Diesel	Average	1.000000	8.00000	36.0000	0.38000
Architectural Coating	Air Compressors	Diesel	Average	4.00000	6.00000	37.0000	0.48000
Architectural Coating	Aerial Lifts	Diesel	Average	2.00000	8.00000	46.0000	0.31000

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	Worker	5.00000	18.5000	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2000	HHDT,MHDT
Site Preparation	Hauling	4.45000	20.0000	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Building Construction	Worker	6.48000	18.5000	LDA,LDT1,LDT2
Building Construction	Vendor	0.96210	10.2000	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	—	—	HHDT
Architectural Coating	Worker	1.29600	18.5000	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2000	HHDT,MHDT
Architectural Coating	Hauling	0.00000	20.0000	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	Worker	5.00000	18.5000	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2000	HHDT,MHDT
Site Preparation	Hauling	4.45000	20.0000	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Building Construction	Worker	6.48000	18.5000	LDA,LDT1,LDT2

Building Construction	Vendor	0.96210	10.2000	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	—	—	HHDT
Architectural Coating	Worker	1.29600	18.5000	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2000	HHDT,MHDT
Architectural Coating	Hauling	0.00000	20.0000	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	43,160.8	14,387.0	0.00000	0.00000	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	706.000	10.5000	0.00000	0.00000

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2027	0.00000	531.983	0.03300	0.00400

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	65.8800	73.2600	56.5200	23,943.0	540.240	600.759	463.485	196,341

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	65.8800	73.2600	56.5200	23,943.0	540.240	600.759	463.485	196,341

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Condo/Townhouse	Wood Fireplaces	0	0
Condo/Townhouse	Gas Fireplaces	0	0
Condo/Townhouse	Propane Fireplaces	0	0
Condo/Townhouse	Electric Fireplaces	0	0
Condo/Townhouse	No Fireplaces	0	0
Condo/Townhouse	Conventional Wood Stoves	0	0

Condo/Townhouse	Catalytic Wood Stoves	0	0
Condo/Townhouse	Non-Catalytic Wood Stoves	0	0
Condo/Townhouse	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
43,160.8	14,387.0	0.00000	0.00000	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	250.000

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	250.000

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	41,329.5	531.983	0.0330	0.0040	216,273

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	41,329.5	531.983	0.0330	0.0040	216,273

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	335,464	63,422.3

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	268,371	50,737.8

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	6.74514	0.00000

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	6.74514	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088.00	0.00225	2.50000	2.50000	10.00000
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430.00	0.11538	0.60000	0.00000	1.000000

5.14.2. Mitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088.00	0.00225	2.50000	2.50000	10.00000
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430.00	0.11538	0.60000	0.00000	1.000000

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Project Data per Site Plans dated 04-21-2026. Nine (9) townhomes proposed.
Construction: Construction Phases	Assumes approximate 12-month construction timeline.
Construction: Off-Road Equipment	Assumes construction equipment use on worst-case day.
Construction: Dust From Material Movement	Assumes 0.5-foot depth across 38,100 sf Project Site.

Operations: Hearths	Assumes no wood stoves or fireplaces.

8.3. Land Use

Model Parameter	Units	Default Value	New Value
Lot Area	acre	0.56250	0.87000
Building Area	sq. ft	9,540.00	21,314.0
Landscape Area	sq. ft	—	3,700.00

8.4. Construction

8.4.1. Construction Phases

Phase Type	Phase Name	Model Parameter	Default Value	New Value
Site Preparation	Site Preparation	Start Date	1/19/2027	1/4/2027
Site Preparation	Site Preparation	End Date	1/20/2027	1/31/2027
Site Preparation	Site Preparation	Work Days per Phase	1.000000	20.0000
Building Construction	Building Construction	Start Date	1/24/2027	2/1/2027
Building Construction	Building Construction	End Date	6/13/2027	9/30/2027
Building Construction	Building Construction	Work Days per Phase	100.0000	174.000
Architectural Coating	Architectural Coating	Start Date	6/22/2027	10/1/2027
Architectural Coating	Architectural Coating	End Date	6/29/2027	12/31/2027
Architectural Coating	Architectural Coating	Work Days per Phase	5.00000	66.0000

8.4.2. Off-Road Equipment

Phase Name	Equipment Type	Model Parameter	Default Value	New Value
Architectural Coating	Air Compressors	Number per Day	1.000000	4.00000

8.4.4. Dust from Material Movement

Phase Name	Model Parameter	Units	Default Value	New Value
Site Preparation	Material Exported	Cubic Yards	—	706.000
Site Preparation	Total Acres Graded	acres	10.00000	10.5000

ATTACHMENT 5

DTSC EnviroStor Database Map

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LEGEND - CHOOSE MORE SITES

- Federal Superfund - REMOVE
- State Response - REMOVE
- Voluntary Cleanup - REMOVE
- School Cleanup - REMOVE
- Evaluation - REMOVE
- School Investigation - REMOVE
- Military Evaluation - REMOVE
- Tiered Permit - REMOVE
- Corrective Action - REMOVE
- Historical - REMOVE
- Field Points - REMOVE
- Operating - REMOVE
- Post-Closure - REMOVE
- Non-Operating - REMOVE
- GeoTracker LUST Cleanup - REMOVE
- GeoTracker Cleanup Program - REMOVE
- GeoTracker Field Points - REMOVE

☒ *Signifies a Closed Site*

Map | Satellite | Night Mode

338 S Sefton Ave, Monterey Park, CA 91755, USA

LIMIT TO SITES WITHIN 1000 FEET OF THIS LOCATION GO

ATTACHMENT 6

EGL Associates, Inc.,
Sewer Area Study,
New 9 Unit Condo with 2 Detached ADUs,
338 & 346 Sefton Avenue,
Monterey Park, CA 91755,
October 24, 2025.

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EGL ASSOCIATES
11819 Goldring Road, Unit A, Arcadia, CA 91006
Ph: 626-263-3588; Email:mail@egl88.com

SEWER AREA STUDY

NEW 9 UNIT CONDO WITH 2 DETACHED ADUS

SITE ADDRESS: 338 & 346 SEFTON AVE.,
MONTEREY PARK, CA 91755

Property Owner: 338 SEFTON LLC
1032 ENCANTO DR., ARCADIA CA 91007

PREPARED BY: EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-263-3588
E-MAIL : mail@egl88.com

EGL JOB NO. : 24-227-001

EGL ASSOCIATES
11819 Goldring Road, Unit A, Arcadia, CA 91006
Ph: 626-263-3588; Email:mail@egl88.com

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VII. SEWER CAPACITY CALCULATIONS

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2. LA County Zoning Coefficient Manual
3. Kutter's Formula
4. NEW 16 UNITS APARTMENT Site Plan
5. Will Serve Letter
6. Sewer As-Builts
7. Sewer Monitoring Result and Data

EGL ASSOCIATES
11819 Goldring Road, Unit A, Arcadia, CA 91006
Ph: 626-263-3588; Email:mail@egl88.com

I. INTRODUCTION

The following Area study has been prepared by EGL Associates, Inc. to determine and show:

a) The capacity of the existing sewer segments from proposed development site to the Los Angeles County Sanitation District (LACSD) maintained trunk sewers.

b) The existing sewer facility will adequately service the proposed development.

This analysis will include any and all tributary flows to the sewer system from the proposed development to the LACSD trunk line downstream on Newmark Ave.

II. SITE DESCRIPTION

The subject property is located on the east side of Sefton Ave and west side of Orange Ave. in City of Monterey Park. The existing property is residential building approximately 0.87 acres. Project location is located within zone R-3 of City of Monterey Park.

III. PROJECT DESCRIPTION

The project site is currently a vacant lot. The project is proposing to connect to the existing 8” VCP 2.86% slope sewer main between manhole numbers MH 003 to MH 004 on Sefton Ave with 8” VCP sewer lateral.

Description of Existing Sewer System

The existing sewer is connect to the 8” VCP sewer main on Sefton Ave and discharging into the 15” sewer trunk main maintained by LACSD on Newmark Ave.

IV. METHODOLOGY

Using Kutter’s Formula with “n=0.013” as shown in the flow diagram for the design of circular sanitary sewer systems.
Referenced LA County zoning coefficient Manual and flow diagram.

V. SEWER PIPE CAPACITY ANALYSIS

1. Area Calculation (w/zoning)

The as-built sewer plans for La County sewer atlas map was referenced for this study (Please see attached LACSD Sewer As-built plans.) The existing sewer pipes covered in this study are 8” in diameter.

The design capacity for the existing pipe was obtained by using Kutter’s Formula with “n=0.013” as shown in the flow diagram for the design of circular sanitary sewer system.

The tributary sewer flow rate (Q) for the studied sewer lines are analyzed based on County standards are as follows:

Q = Z×A
A = Tributary Area (Acre)
Z = Zoning Coefficients (see county attachment in appendix VII)

LA County:
R-1, Zoning Coefficient = 0.004 cfs/acre;
R-2, Zoning Coefficient = 0.008 cfs/acre;
R-3, Zoning Coefficient = 0.012 cfs/acre;
Commercial, Zoning Coefficient = 0.015 cfs/acre;
Agriculture, Zoning Coefficient = 0.001 cfs/acre;

Refer to Appendix 2 for Zoning Coefficients Reference and Appendix 3 for Kutter’s Formula Calculator Results.

Referenced City of Monterey Park Zoning Map and La County Zoning Coefficient manual for the tributary areas and their corresponding zoning coefficients.

Tributary Areas were calculated using the City of Monterey Park sewer system map and LA County GIS map DGN file. Please reference attached Sewer Area Index Map in Section VI for the tributary areas and their corresponding zoning coefficients.

VI. CONCLUSION

Per Sewer Capacity Table in Section VI, the Sewer Main Line from the Project Site (Starting from MH 001) to the 15” LACSD Maintained Trunk Line (MH Trunk) has adequate capacity (below 150% Capacity) to accommodate the project and all the additional tributary flow. A sewer monitoring was performed from MH 004 to MH Trunk. The actual sewer capacity is 128.57% (1/2 full 64.29 % capacity) which is below 150% Capacity (1/2 full 75% capacity). The sewer monitoring data and result have been included into this study.

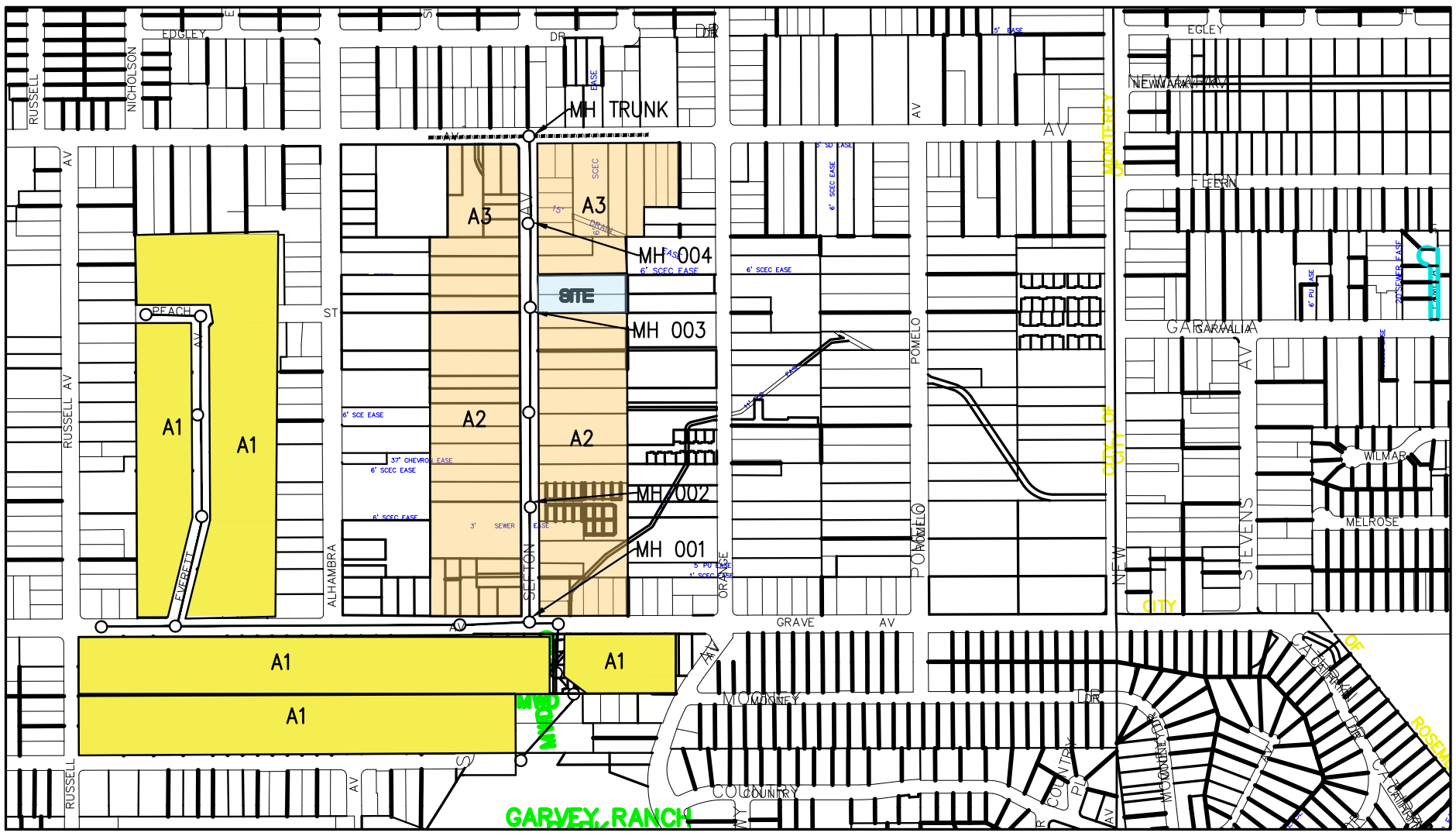
VII. SEWER CAPACITY CALCULATIONS

SEWER AREA INDEX MAP

Scale: 1"=500'

N

AREA TABLE				
INDEX	AREA (AC)	JURISDICTION	ZONE	PIPE RECEIVING FLOW
A1	27.45	MONTEREY PARK	R-2	UPSTREAM
A2	14.10	MONTEREY PARK	R-3	UPSTREAM
SITE	0.87	MONTEREY PARK	R-3	MH 004 - MH TRUNK
A3	7.50	MONTEREY PARK	R-3	



LEGEND:

- PROJECT SITE
- CITY OF MONTEREY PARK R-2 MEDIUM-MULTIPLE RESIDENTIAL ZONE
- CITY OF MONTEREY PARK R-3 HIGH-DENSITY RESIDENTIAL ZONE
- EX. MANHOLE
- EXIST. CITY SEWER MAIN ANALYZED IN THIS STUDY
- EX. TRUNK SEWER

Sewer Area Study		Graves Ave to Sefton AVE to Newmark (MAIN TRUNK)																
Street Name	Segment		Pipe		Capacity	Jurisdiction		Area			Calculated Flow (cfs)	**Cumulative Calculated Flow (cfs)	Construction Plan #	Theoritical Cumulative Flow / Capacity	Actual Flow from Sewer Monitoring (cfs)	Actual Cumulative Flow/Capacity (Exsiting)	Cumulative Actual flow+propsoed site flow(cfs)	Actual Cumulative Flow/Capacity (Proposed)
	M.H. #	M.H. #	Size (in.)	Slope (%)	1/2 Full(<15")		Tributary Area	(sq. ft)	(Acres)	Zoning Coeff.								
Graves Ave-Sefton Ave(Upstream)	MH 001	MH 002				CITY OF Monterey Park R-2	A1	1195933	27.45	0.008	0.220	0.220	City of Monterey Park Sanitary Sewer F-6086-30 Sheet No.21					
Sefton Ave(Upstream)	MH 002	MH 003				CITY OF Monterey Park R-3	A2	614037	14.10	0.012	0.169	0.389						
Project Site	MH 003	MH 004	8	2.86	0.94	CITY OF Monterey Park R-3	Site	11 units * 0.001 cfs/unit			0.011	0.400		42.53%				
Sefton Ave	MH 004	MH Trunk	8	0.4	0.35	CITY OF Monterey Park R-3	A3	325805	7.48	0.012	0.090	0.490		139.87%	0.450	128.57%	0.461	131.71%

* Calculated using Kutter's Formula with n=0.013 (as in S-C4 graph in PC Procedural Manual)

** Based on current land use and coefficients per LA County, (Attach supporting calculations)

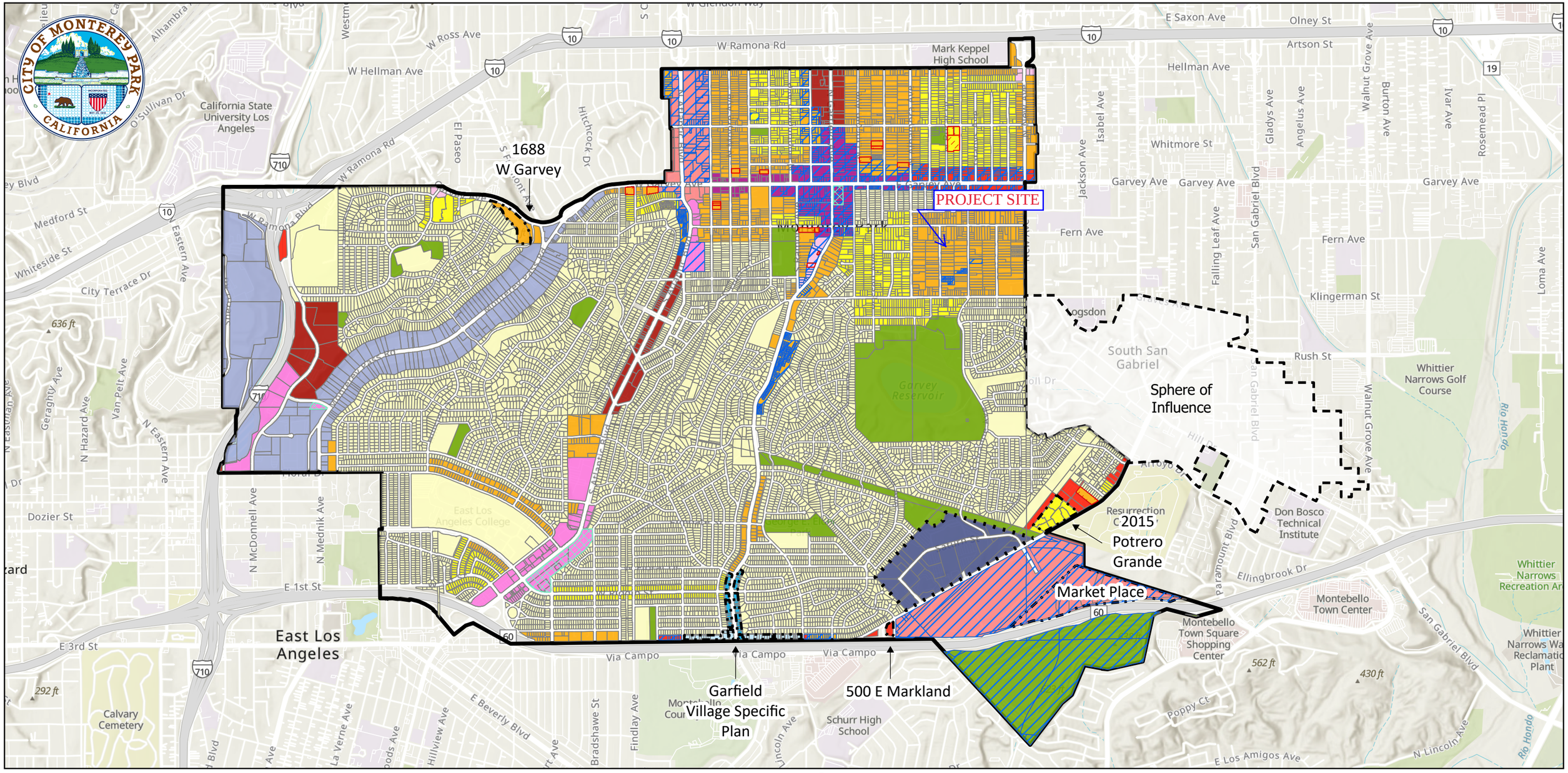
*** For pipes > 15" % Full should be calculated by taking the flow depth divided by 0.75 times the pipe diameter

****Use 0.001 (cfs/unit) for condominiums only

SECTION VIII – APPENDIX

1. Reference Zoning Maps
2. LA County Zoning Coefficient Manual
3. Kutter's Formula Calculator Results
4. Tract Map 84118 (Project Site)
5. Sanitation District Will Serve Letter Request Response
6. As Built Sewer Plans for Reference

1. Reference Zoning Maps



Legend

Overlay

- Planned Development (P-D)
- Senior Citizens Housing (S-C-H)
- Business Recovery Development Agreement Zone (BRDZ)

Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Saturn Park (S-P)
- Garfield Village - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

- City Boundary
- Sphere of Influence
- Specific Plans
- Saturn Park (S-P) Voter Enacted

0 1,500 3,000 6,000 9,000 12,000 Feet

City of Monterey Park

Zoning Map

2. LA County Zoning Coefficient Manual

Estimated Average Daily Sewage Flows for Various Occupancies

Occupancy	Abbreviation	*Average daily flow	
Apartment Buildings:			
Bachelor or Single dwelling units	Apt	100	gal/D.U. → 150
1 bedroom dwelling units	Apt	150	gal/D.U. → 200
2 bedroom dwelling units	Apt	200	gal/D.U. → 250
3 bedroom or more dwelling units	Apt	250	gal/D.U. → use 300 GPD per 5MD
Auditoriums, churches, etc.	Aud	5	gal/seat
Automobile parking	P	25	gal/1000 sq ft gross floor area
Bars, cocktails lounges, etc.	Bar	20	gal/seat
Commercial Shops & Stores	CS	100	gal/1000 sq ft gross floor area
Hospitals (surgical)	HS	500	gal/bed
Hospitals (convalescent)	HC	85	gal/bed
Hotels	H	150	gal/room
Medical Buildings	MB	300	gal/1000 sq ft gross floor area
Motels	M	150	gal/unit
Office Buildings	Off	200	gal/1000 sq ft gross floor area
Restaurants, cafeterias, etc.	R	50	gal/seat
Schools:			
Elementary or Jr. High	S	10	gal/student
High Schools	HS	15	gal/student
Universities or Colleges	U	20	gal/student
College Dormitories	CD	85	gal/student

*Multiply the average daily flow by 2.5 to obtain the peak flow

Zoning Coefficients

Zone	Coefficient (cfs/Acre)
Agriculture	0.001
Residential+:	
R-1	0.004
R-2	0.008
R-3	0.012
R-4	0.016*
Commercial:	
C-1 through C-4	0.015*
Heavy Industrial:	
M1 through M-4	0.021*

*Individual building, commercial or industrial plant capacities shall be the determining factor when they exceed the coefficients shown

+ Use 0.001 (cfs/unit) for condominiums only

3. Kutter’s Formula and Manning’s Equation Calculator Results

Kutter Calculation										
Segment		Diameter (in)	R= Hydraulic Radius = d/4 (ft)	Cross Section, A (sf)	Slope	S=sin(slope)	Coefficient of roughness (n)	$C=\frac{41.6+\frac{1.811}{n}+\frac{0.00281}{s}}{1+(41.6+\frac{0.00281}{s})\frac{n}{\sqrt{r}}}$	v=C*sqrt(R*S) (ft/s)	Q=A*v (cfs)
M.H. #	M.H. #									
MH 004	MH 005	8	0.167	0.175	0.0286	0.029	0.013	77.758	5.368	0.94
MH 005	MH Trunk	8	0.167	0.175	0.0040	0.004	0.013	77.378	1.998	0.35

Note:
R is counted for 3/4 full capacity at pipe greater than 15''
Circular Segment Area, K @ 3/4 full =0.24 ft^2
Cross section Area, A= 3.142*r^2 -K
Arc Length, S= r*θ θ @ 3/4 = 120 deg/ 2.09rad
Wetted Perimeter = 2*3.142*r-S
Hydrauic Radius = Wet. P/ Area

Note:
R is counted for 3/4 full capacity at pipe greater than 15''
Circular Segment Area, K @ 3/4 full =0.24 ft^2
Cross section Area, A= 3.142*r^2 -K
Arc Length, S= r*θ
Wetted Perimeter = 2*3.142*r-S
Hydrauic Radius = Wet. P/ Area

θ @ 3/4 = 120 deg/ 2.09rad

4. 338-346 Sefton Ave (Project Site)

TENTATIVE MAP NO. 084721

IN CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 7, BLOCK "Q" OF TRACT NO. 786, AS PER MAP RECORDED IN BOOK 16, PAGE 58 AND 59 IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.
FOR CONDOMINIUM PURPOSE

OWNER/SUBDIVIDER

338 SEFTON LLC
1032 ENCANTO DR
ARCADIA, CA 91007
TEL: (626) 688-6359

PREPARED BY

HANK JONG, PE
EGL ASSOCIATE, INC.
11819 GOLDRING ROAD, UNIT A
TEL: (626) 263-3588

NOTES

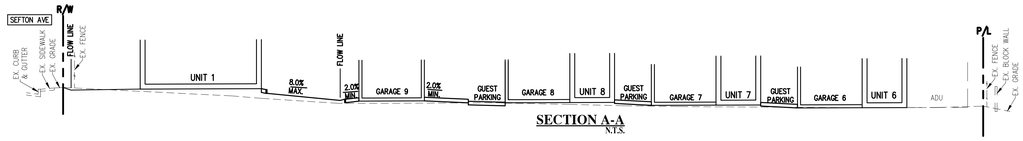
ZONING: R-3 (PRESENT)
ZONING: R-3 (PROPOSED)
APN: 5259-007-064 & 065
NO. OF EX. LOT: 2
NO. OF PROP. LOT: 1
NO. OF EX. UNITS: 0
NO. OF PROP. UNITS: 11
NO. OF PROP. PARKING: 27 (18 GARAGE AND 9 GUEST)
NO. OF PROP. FLOORS: 2 STORIES
AREA OF LOT: 38,109 SQ. FT. (0.87 ACRE)

BENCHMARK

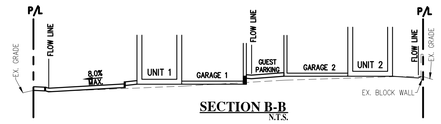
COUNTY BENCHMARK LY6710
CSBM MON IN WELL 3.3 FT E/O E CF @ SE COR EMERSON AVE & ALHAMBRA AVE 31 FT S/O & 29.5 FT E/O C/L IN MKD (BM 31-19 1953 RE 63)
ELEV 383.369
SURVEY WAS CONDUCTED BY ALFRED J. THEWELL, LS 6999 ON JUL 11, 2024, MANAGED BY HANK JONG.

UTILITY SERVICE

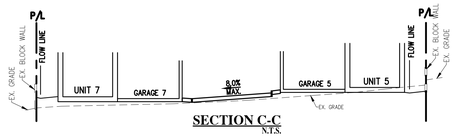
WATER ------ CITY OF MONTEREY PARK WATER DIVISION
SEWER ------ COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS ------ SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL ------ SOUTHERN CALIFORNIA EDISON
TELEPHONE ------ AT&T
SCHOOL ------ GRAVEY SCHOOL DISTRICT
FIRE ------ CITY OF MONTEREY PARK FIRE DEPARTMENT
POLICE ------ CITY OF MONTEREY PARK POLICE DEPARTMENT



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



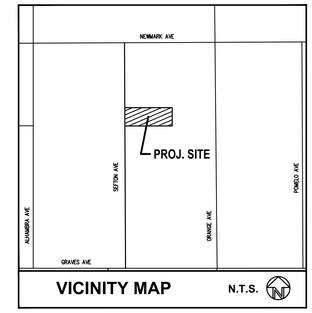
SECTION C-C
N.T.S.

CONSTRUCTION NOTES

1. PROP. DRIVEWAY APPROACH.
2. PROP. NEW CURB & GUTTER.
3. PROP. CONC. DRIVEWAY.
4. PROP. CONC. WALKWAY.
5. PROP. PARKWAY DRAIN.
6. PROP. WATER METER.
7. PROP. SEWER CLEAN OUT.
8. PROP. SEWER LATERAL.
9. PROP. SUMP PUMP.
10. PROP. AREA DRAIN.
11. PROP. CATCH BASIN.
12. PROP. DRAINAGE PIPE.

NORTH

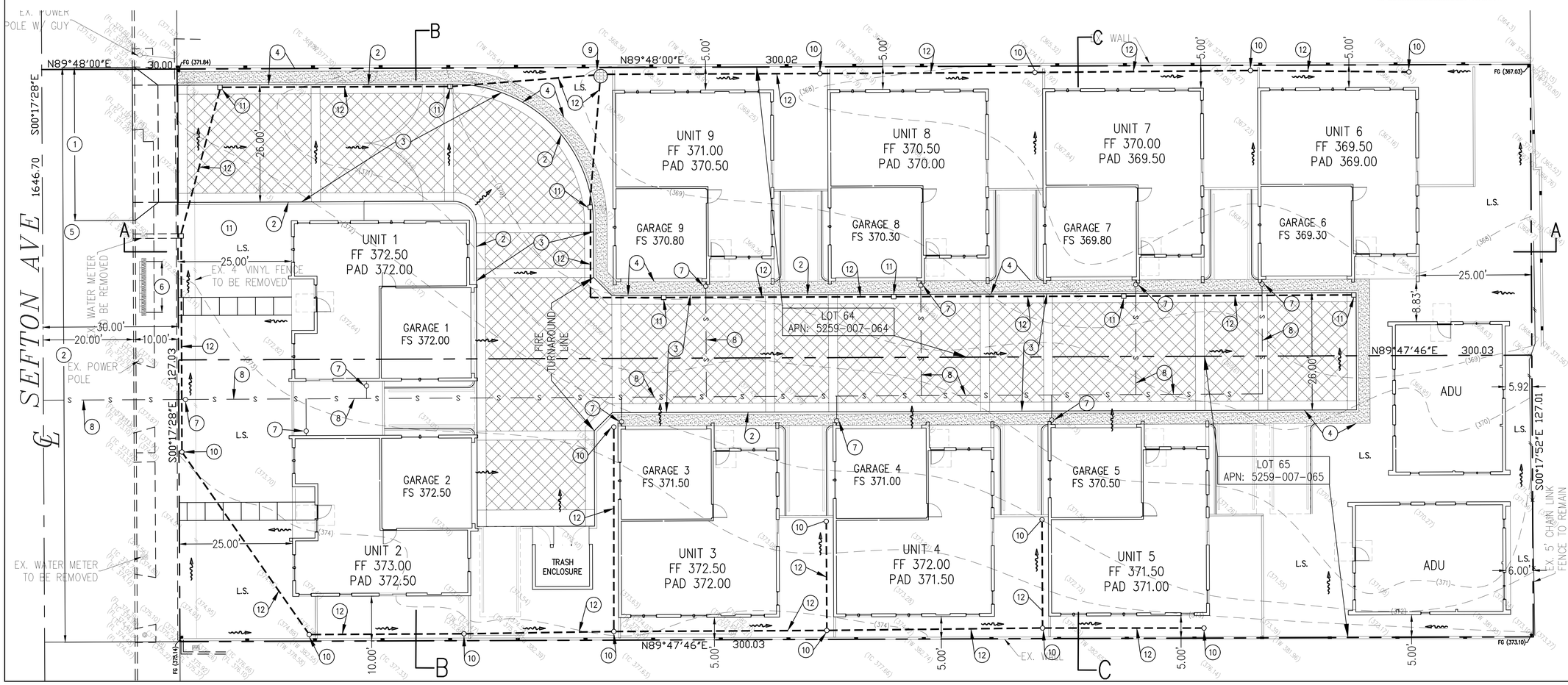
SCALE:1"=10'-0"



VICINITY MAP N.T.S.

LEGEND

(453.63) ..... EXISTING ELEVATION
453.00 ..... PROPOSED ELEVATION
(455) ..... EXISTING CONTOUR
DRAINAGE PATTERN
PROPERTY LINE
PROPOSED WALL
EXISTING FENCE
WM ..... WATER METER
AREA DRAIN
CATCH BASIN
PROP. DRAIN PIPE
EXISTING BLOCK WALL
PROP. SUMP PUMP
PROP. ..... PROPOSED
EX. ..... EXISTING
TG ..... TOP GRATE
INV ..... INVERT ELEVATION
FS ..... FINISH SURFACE
FL ..... FLOW LINE
FG ..... FINISH GRADE
FF ..... FINISH FLOOR
HP ..... HIGH POINT
TC ..... TOP OF CURB
L.S. ..... LANDSCAPE



PROJECT LOCATION:
9-UNIT CONDO
338 & 346 SEFTON AVE
MONTEREY PARK, CA 91755
APN: 5259-007-064 & 065

These drawings and the accompanying specifications are exclusive property of EGL Associates, Inc. Written permission is required by EGL to duplicate, publish or use these drawings and specifications by any method in whole or in part. A written consent is required if the drawings are to be assigned to any third parties, Inc. Any questions/feed from these drawings shouldbe directed to EGL Associates in a written format.

REVISIONS	BY
03/19/2024	HZ

RELEASED DATE

PREPARED FOR:
338 SEFTON LLC
1032 ENCANTO DR
ARCADIA, CA 91007
TEL: (626) 688-6359

EGL Associates, Inc.
11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006
Tel: (626)263-3588
Fax: (562)263-3599

REGISTERED PROFESSIONAL ENGINEER — HANK WING-LI JONG — 45846 — CIVIL — STATE OF CALIFORNIA

DRAWN	BL
CHECKED	HJ
DATE	12/16/2024
JOB NO.	24-227-001
SCALE	1"=10'
FILE	
DRAWING	1 of 1

C-1

5. LA County Will Serve Letter

338-346 Sefton Ave- Will Serve Letter for Sewer

Yahoo/Anderson

Tran, Nam
From: ntran@montereypark.ca.gov
To: Jason Xu
Cc: Steven Chen, Hank Jong, Morales, Ashley, Tan, Kevin, Mazboudi, Ziad

Thu, Oct 23 at 5:07 PM

Hello Jason,
Ziad, my supervisor, is currently handling a high workload at the moment. To avoid any delays on your end, he asked me to send out this will serve letter regarding the sewer connection for 338–346 Sefton Ave.

After reviewing the sewer study and sewer monitoring data provided on 9/8/2025, for the project at 338–346 Sefton Ave, it was determined that the additional capacity from this development will not cause the overall system or any of its segments to exceed 150% capacity. ***Therefore, the City confirms that this development may connect to the existing sewer system without requiring any upgrades to the existing infrastructure.***

Please feel free to let us know if having any questions. Thanks, Jason.

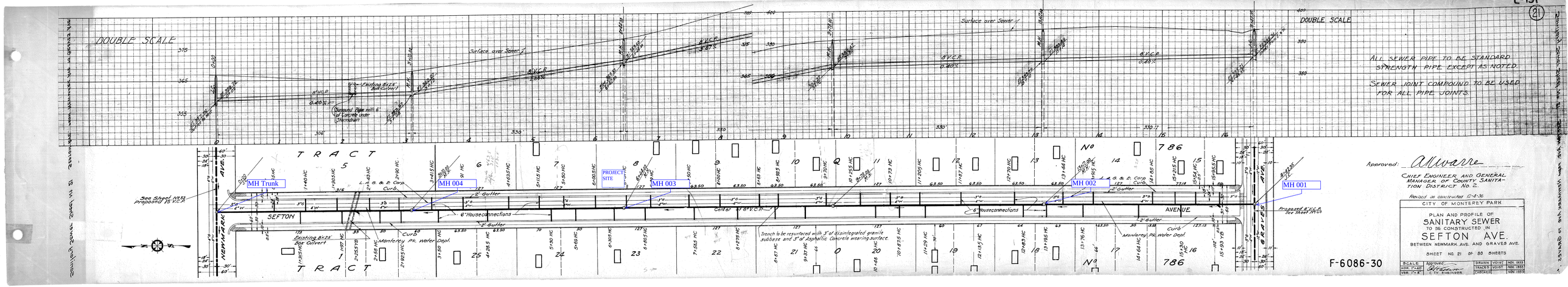
Sincerely,
Nam Tran

NAM TRAN • CIVIL ENGINEERING ASSOCIATE
City of Monterey Park
ntran@montereypark.ca.gov
Office 626-307-1321
www.MontereyPark.ca.gov • Facebook • Instagram • LinkedIn • X • YouTube
City Hall hours are Monday–Thursday: 7:30 a.m.–6 p.m.; Friday: Closed.
We Value Communication, Teamwork, Respect, Integrity, and Professionalism
This message is a public record and may be disclosed under the Public Records Act or other applicable laws.

6. As Built Sewer Plans For Reference

L-151

21



ALL SEWER PIPE TO BE STANDARD STRENGTH PIPE EXCEPT AS NOTED.

SEWER JOINT COMPOUND TO BE USED FOR ALL PIPE JOINTS.

Approved: _____

CHIEF ENGINEER AND GENERAL MANAGER OF COUNTY SANITATION DISTRICT NO. 2.

Revised as constructed 12-4-36

CITY OF MONTEREY PARK

PLAN AND PROFILE OF
SANITARY SEWER
TO BE CONSTRUCTED IN
SEFTON AVE.
BETWEEN NEWMARK AVE. AND GRAVES AVE.

SHEET NO. 21 OF 80 SHEETS

F-6086-30

SCALE	Approved:	DRAWN	VOIGT	NOV. 1933
HOR. 1"=40'		TRACED	VOIGT	NOV. 1933
VER. 1"=8'	CITY ENGINEER	CHECKED		NOV. 1933

M-943

SEWER UTILITY MAP

CITY OF

MONTEREY PARK

LOS ANGELES COUNTY
CALIFORNIA

INCORPORATED MAY 29, 1916

SCALE 1" = 600'

0 600 1200

N

ALHAMBRA

MISSING DWGS:
A-205
CI-770
PC-1374
-1217
~~SAME TEST OF SAN MARINO~~
~~IN ARCADIA~~

Project Site 338
Sefton

NOTE:
1. PC. DRAWING NUMBERS AND CONTRACT DOCUMENTS ARE LOCATED IN FILE NUMBER 4
2. N-200 COUNTY MASTER MAPS OF SEWER LOCATIONS IN THE SOUTHWESTLY ANNEXATION NUMBER 4A

L.A. COUNTY SANITATION SEWER SYSTEM

NOTE: Los Angeles County Sanitation District No. 2 18" Extension Relief Sewer Constructed In 1994 Not Plotted For Clarity. Connected To 18" L.A. County San. Dist. No. 2 Line Just S'ly Of Harding Ave In Ynez Ave; From This Point N'ly Up Ynez Ave To Garvey Ave, Then E'ly On Garvey Ave To Connect To 12" City Of Monterey Park VCP Sewer In Alhambra Ave. REF: DWG NO. D-1145

7. Sewer Monitoring Result and Data

Methods & Procedures & Equipment

Methods and Procedures

Utility Systems Science & Software provided Monterey Park with an off the shelf, non-proprietary flow monitoring solution that included two states of the art Hach Flo-Dar® AV Sensor system. The project course of action is listed below. The US^3 team:

- Assessed permitting and traffic control at the sites on Sefton Ave and Newmark Ave in Monterey Park, CA.
- Prepared the traffic control and obtained the City Encroachment Permit.
- Installed and removed traffic control in accord with site specific Work Area Traffic Control Handbook (WATCH) requirements for the installation, calibration and removal of equipment.
- Validated the sites for suitability for sewer flow monitoring for the 338 & 346 Sefton Ave Project.
    - **Site 1: Sefton Ave MH 004** had no laterals with moderate to rapid open channel hydraulics. Measurements were taken at the upstream line as it provided the best hydraulics during inspection.
    - **Site 2: Newmark Ave MH Trunk** had pipes entering from north and south with slow to moderate open channel hydraulics with some turbulence due to inflow from lateral. Measurements were taken at the upstream line as it provided the best hydraulics during inspection. Flow could not be captured at the downstream line due to bad hydraulics that would lead erroneous data. **Note:** The flows from Site 1 and Site 2 can be combined to determine the total flow at this location.
- Installed and calibrated the flow monitoring equipment at the sites per manufacturer recommendations on 08/04/2025.
    - Follow-up on the installations confirmed equipment was reading properly.
    - Collected 15-minute interval depth and velocity data points over the entire monitoring period.
- Removed the equipment on 08/19/2025 and validated the data.
    - All of the equipment went through diagnostic testing before and after the study with less than a 1% deviation between manual and meter level readings and less than a 5% deviation between manual and meter velocity readings.
    - Equipment calibration was verified in accordance with manufacturer specifications.
- Prepared the data reports.
    - The table below contains a summary of the average (Avg) and maximum (Max) velocities (Vel) and levels (Lev) collected during this study as well as the calculated flow rates (Flow).

Site	Pipe Size (in)	Avg Vel (fps)	Max Vel (fps)	Avg Lev (in)	Max Lev (in)	Avg Flow (gpm)	Max Flow (gpm)
1	8	4.45	5.43	2.09	2.33	147.09	201.51
2	15	0.63	0.77	1.71	2.33	22.93	41.89

Utility Systems Science and Software

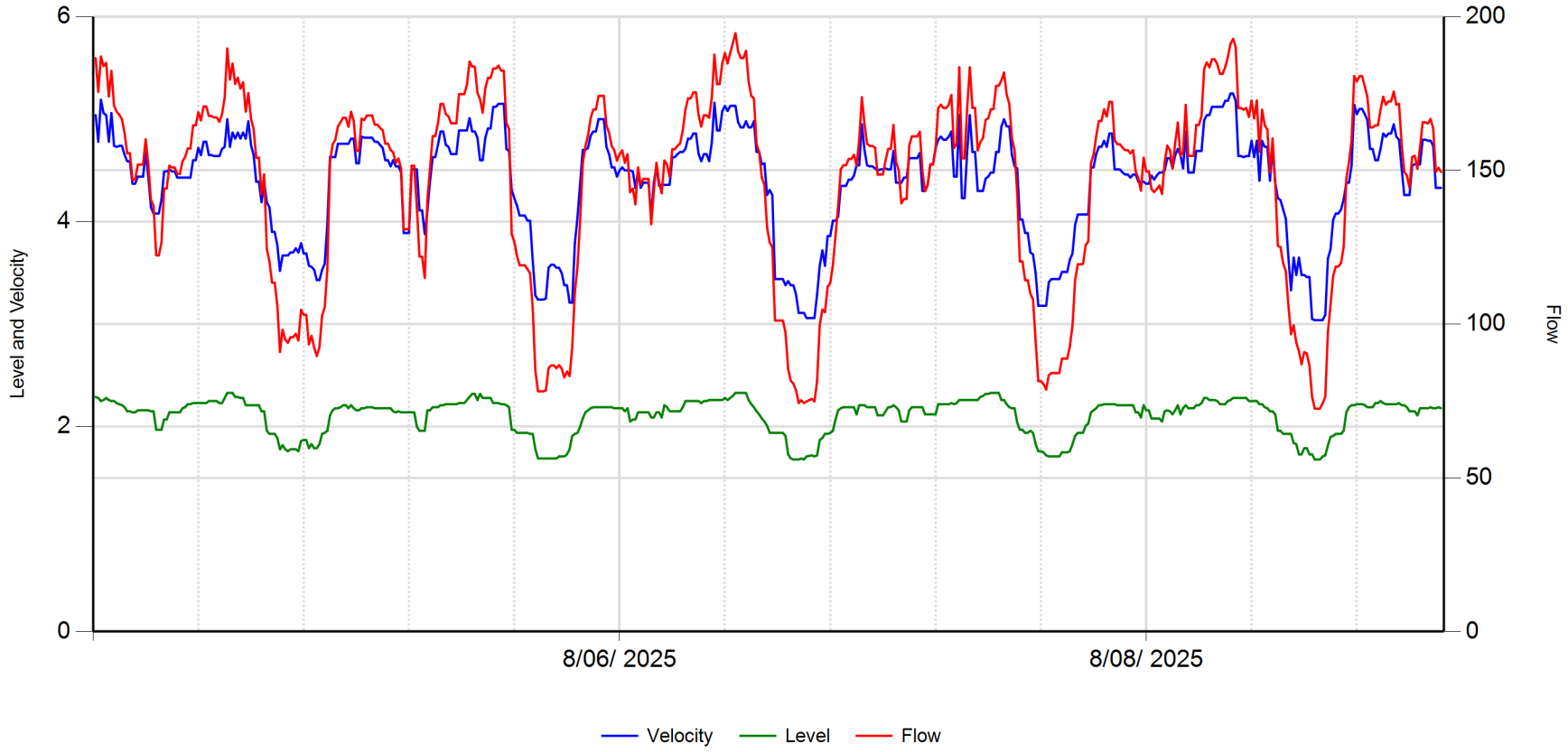
Report Date: 08/25/2025
Customer: VisionaReal Home
Group: 338 & 346 Sefton Ave
Site: 2025.04 Sefton Ave MH 004

Statistics for 2025.04 Sefton Ave MH 004: 8/4/2025 thru 8/19/2025

	Flow (GPM)			Flow (MGD)			Velocity (FPS)			Level (inches)				
Date	Avg	Max	Min	Avg	Max	Min	Avg	Max	Min	Avg	Max	Min	Total Gal	Rain
8/4/25	162.64	189.67	122.40	0.23	0.27	0.18	4.63	5.19	4.08	2.20	2.33	1.97	234,196	
8/5/25	146.91	185.42	89.62	0.21	0.27	0.13	4.42	5.15	3.43	2.10	2.32	1.76	211,546	
8/6/25	146.41	194.65	78.19	0.21	0.28	0.11	4.41	5.16	3.21	2.09	2.33	1.69	210,837	
8/7/25	142.01	183.56	74.36	0.20	0.26	0.11	4.27	5.04	3.06	2.10	2.33	1.68	204,492	
8/8/25	145.95	192.81	78.75	0.21	0.28	0.11	4.39	5.25	3.18	2.10	2.28	1.71	210,175	
8/9/25	147.65	189.73	72.54	0.21	0.27	0.10	4.42	5.17	3.04	2.10	2.28	1.68	212,618	
8/10/25	149.19	180.57	86.68	0.21	0.26	0.12	4.49	5.14	3.47	2.10	2.29	1.73	214,829	
Week:	**148.68**	**194.65**	**72.54**	**0.21**	**0.28**	**0.10**	**4.43**	**5.25**	**3.04**	**2.11**	**2.33**	**1.68**	**1,498,692**	
8/11/25	147.64	198.72	83.13	0.21	0.29	0.12	4.51	5.32	3.44	2.08	2.30	1.69	212,607	
8/12/25	144.26	193.06	86.03	0.21	0.28	0.12	4.42	5.31	3.38	2.07	2.26	1.71	207,730	
8/13/25	144.59	189.26	77.17	0.21	0.27	0.11	4.42	5.29	3.09	2.07	2.28	1.73	208,211	
8/14/25	147.05	197.17	74.45	0.21	0.28	0.11	4.47	5.25	3.05	2.08	2.32	1.71	211,745	
8/15/25	150.54	185.64	92.99	0.22	0.27	0.13	4.53	5.06	3.52	2.11	2.28	1.78	216,783	

	Flow (GPM)			Flow (MGD)			Velocity (FPS)			Level (inches)				
Date	**Avg**	**Max**	**Min**	**Avg**	**Max**	**Min**	**Avg**	**Max**	**Min**	**Avg**	**Max**	**Min**	**Total Gal**	**Rain**
8/16/25	149.44	190.76	86.48	0.22	0.27	0.12	4.52	5.38	3.49	2.09	2.23	1.72	215,188	
8/17/25	151.67	199.36	87.59	0.22	0.29	0.13	4.58	5.43	3.50	2.10	2.29	1.73	218,400	
Week:	**147.88**	**199.36**	**74.45**	**0.21**	**0.29**	**0.11**	**4.49**	**5.43**	**3.05**	**2.08**	**2.32**	**1.69**	**1,490,665**	
8/18/25	147.44	201.51	83.93	0.21	0.29	0.12	4.49	5.40	3.36	2.08	2.30	1.72	212,308	
8/19/25	112.41	164.35	84.64	0.16	0.24	0.12	3.90	4.85	3.27	1.90	2.19	1.71	161,867	
Week:	**129.92**	**201.51**	**83.93**	**0.19**	**0.29**	**0.12**	**4.19**	**5.40**	**3.27**	**1.99**	**2.30**	**1.71**	**374,176**	
Totals:	**145.99**	**201.51**	**72.54**	**0.21**	**0.29**	**0.10**	**4.43**	**5.43**	**3.04**	**2.09**	**2.33**	**1.68**	**3,363,533**	

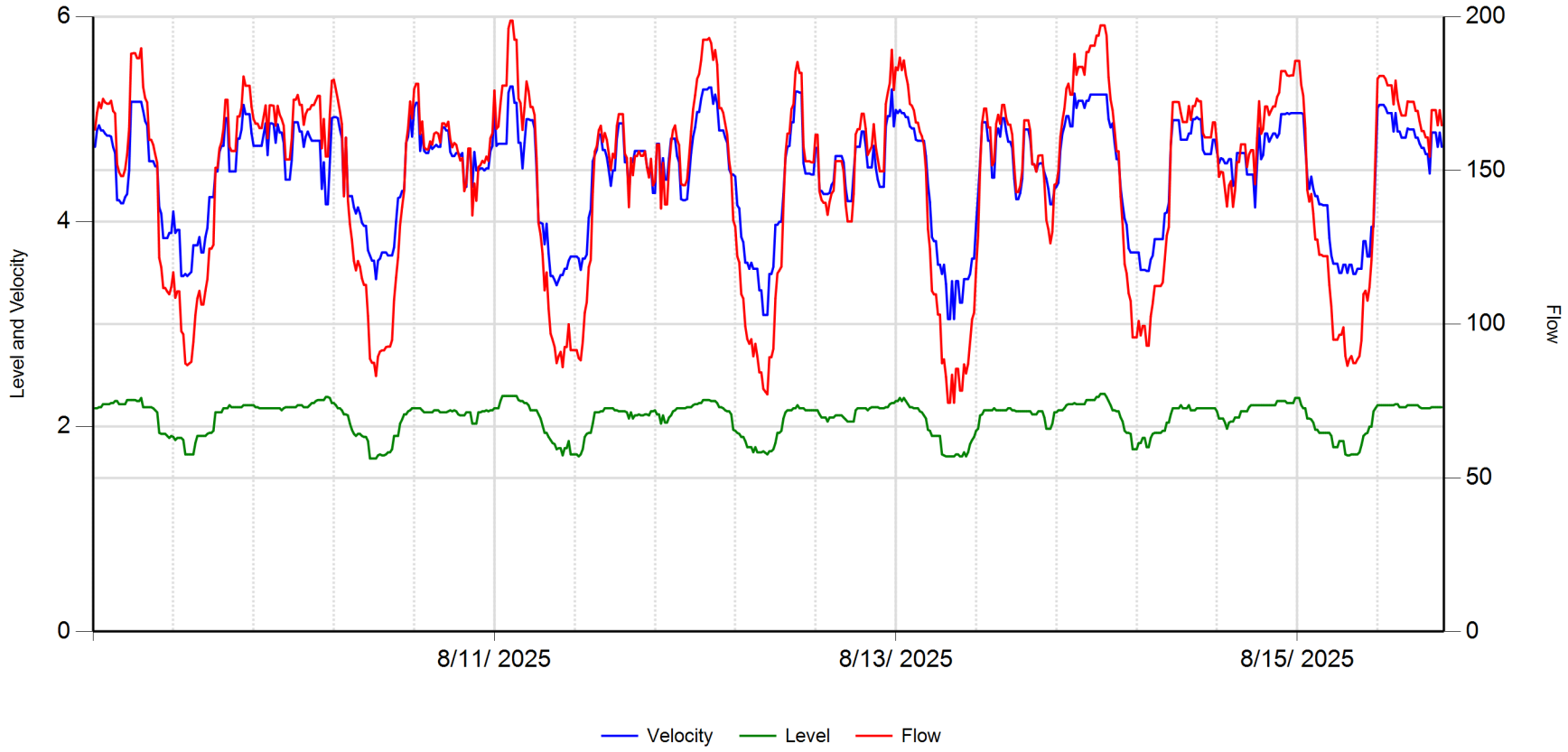
2025.04 Sefton Ave MH 004



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	4.392	2.104	146.456	**RainFall**	Inches
Maximum	5.250	2.330	194.650		
Minimum	3.040	1.680	72.540		

8/25/2025

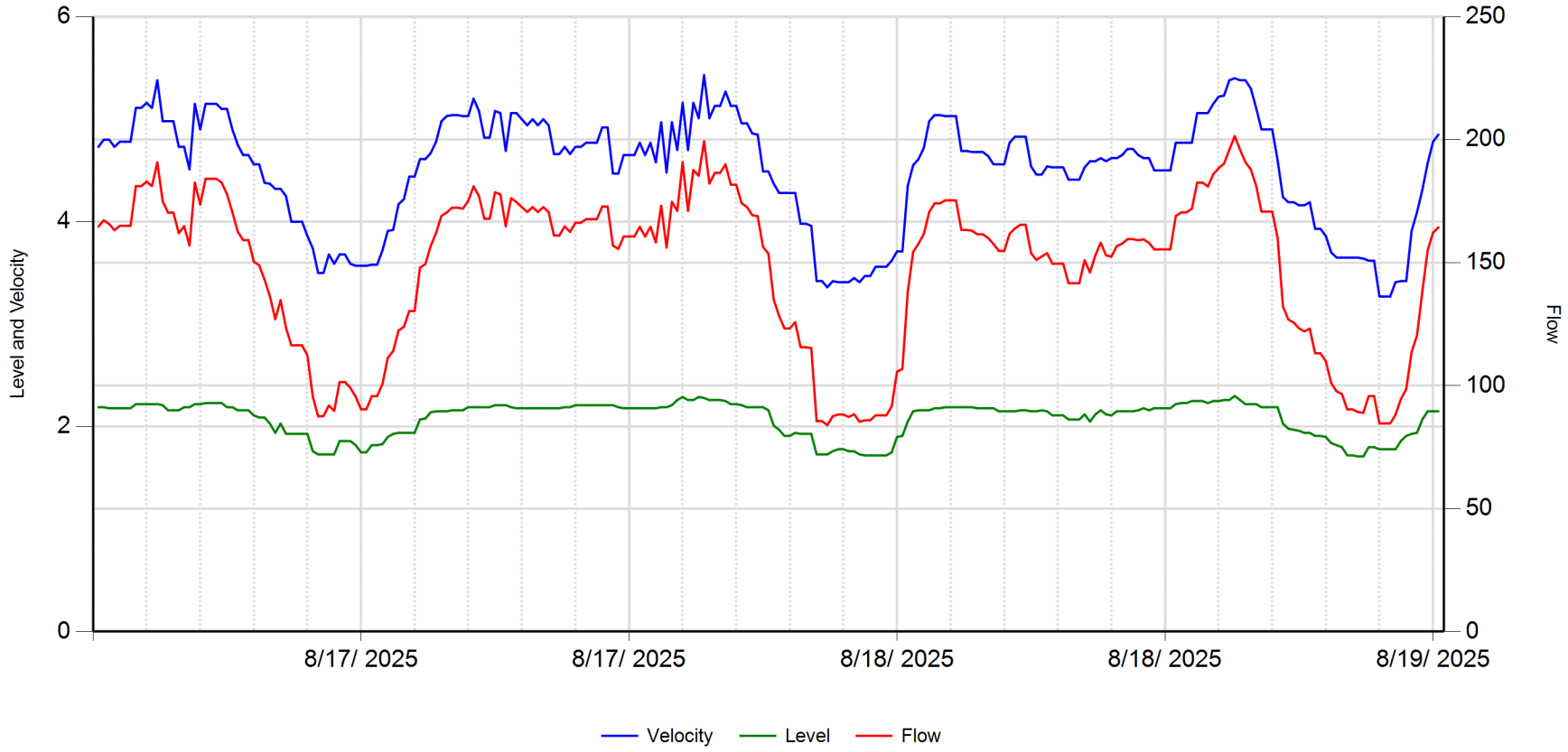
2025.04 Sefton Ave MH 004



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	4.475	2.087	147.405	**RainFall**	Inches
Maximum	5.320	2.320	198.720		
Minimum	3.050	1.690	74.450		

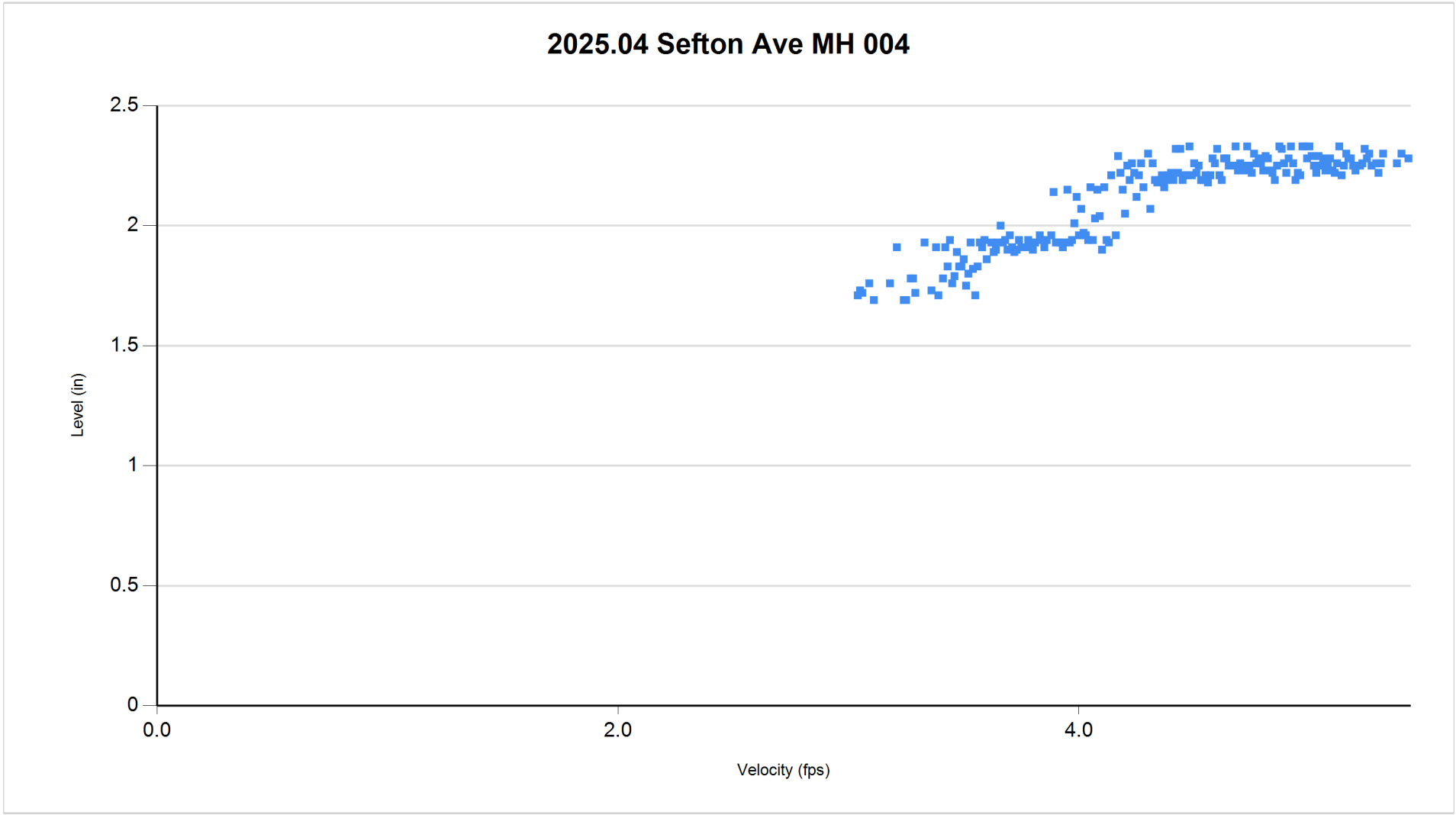
8/25/2025

2025.04 Sefton Ave MH 004



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	4.498	2.078	147.539	**RainFall**	Inches
Maximum	5.430	2.300	201.510		
Minimum	3.270	1.710	83.930		

8/25/2025



8/4/2025 thru 8/19/2025

8/25/2025 11:16:02 AM

Utility Systems Science and Software

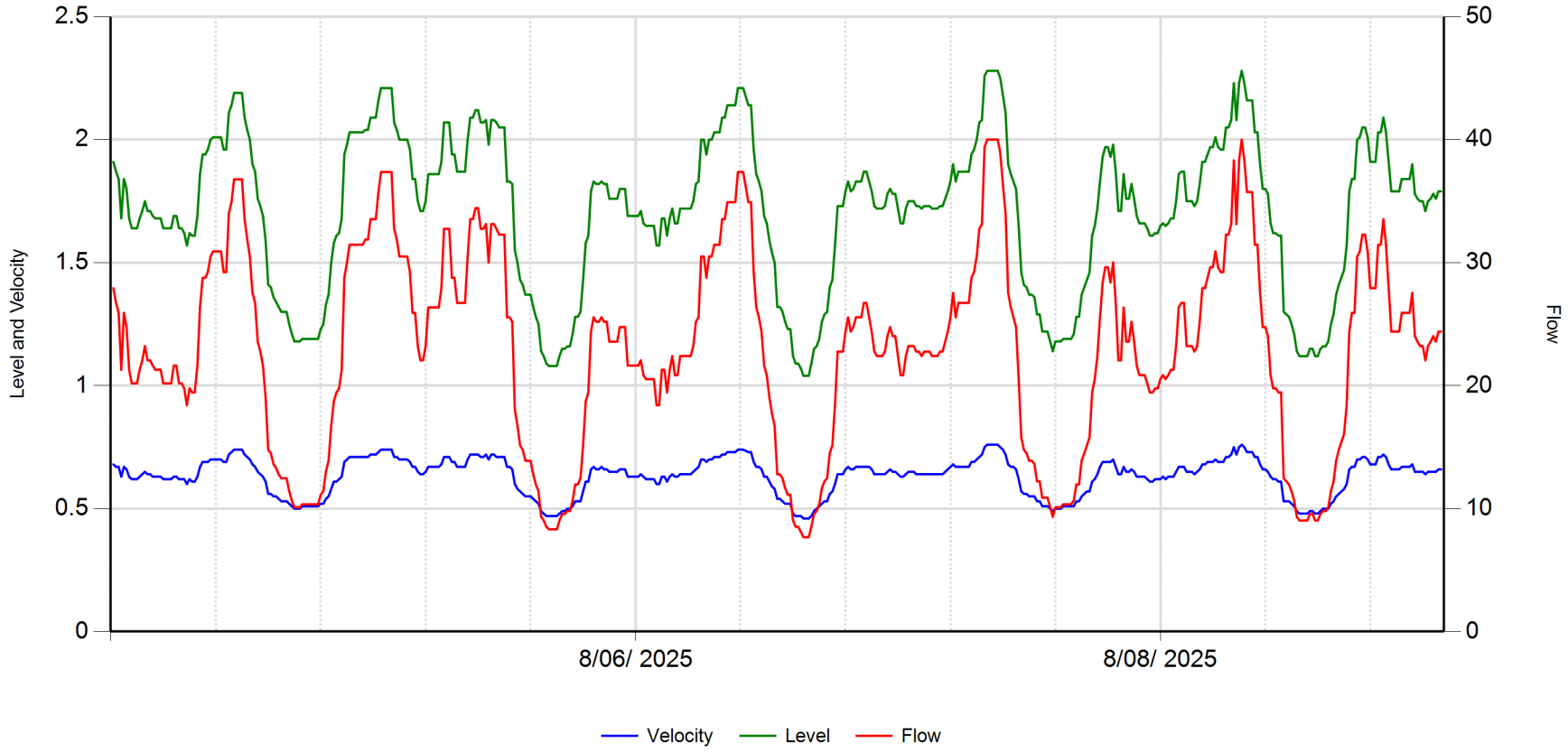
Report Date: 08/25/2025
Customer: VisionaReal Home
Group: 338 & 346 Sefton Ave
Site: 2025.07 Newmark Ave MH Trunk

Statistics for 2025.07 Newmark Ave MH Trunk: 8/4/2025 thru 8/19/2025

	Flow (GPM)			Flow (MGD)			Velocity (FPS)			Level (inches)				
Date	Avg	Max	Min	Avg	Max	Min	Avg	Max	Min	Avg	Max	Min	Total Gal	Rain
8/4/25	25.56	36.78	18.41	0.04	0.05	0.03	0.66	0.74	0.60	1.82	2.19	1.57	36,800	
8/5/25	24.95	37.37	10.11	0.04	0.05	0.01	0.65	0.74	0.50	1.78	2.21	1.18	35,934	
8/6/25	21.89	37.37	8.32	0.03	0.05	0.01	0.62	0.74	0.47	1.67	2.21	1.08	31,520	
8/7/25	22.42	40.01	7.68	0.03	0.06	0.01	0.63	0.76	0.46	1.69	2.28	1.04	32,280	
8/8/25	22.40	40.01	9.34	0.03	0.06	0.01	0.63	0.76	0.49	1.69	2.28	1.14	32,251	
8/9/25	23.74	39.40	9.04	0.03	0.06	0.01	0.64	0.75	0.48	1.74	2.26	1.12	34,190	
8/10/25	24.41	35.74	12.79	0.04	0.05	0.02	0.65	0.73	0.54	1.77	2.16	1.32	35,148	
Week:	**23.62**	**40.01**	**7.68**	**0.03**	**0.06**	**0.01**	**0.64**	**0.76**	**0.46**	**1.74**	**2.28**	**1.04**	**238,125**	
8/11/25	22.68	40.01	9.34	0.03	0.06	0.01	0.63	0.76	0.49	1.70	2.28	1.14	32,654	
8/12/25	21.91	41.44	10.11	0.03	0.06	0.01	0.63	0.77	0.50	1.67	2.32	1.18	31,544	
8/13/25	22.13	40.46	10.36	0.03	0.06	0.01	0.63	0.76	0.51	1.68	2.29	1.19	31,872	
8/14/25	23.01	41.89	11.97	0.03	0.06	0.02	0.64	0.77	0.53	1.72	2.33	1.28	33,138	
8/15/25	21.89	34.43	11.13	0.03	0.05	0.02	0.63	0.72	0.52	1.68	2.12	1.23	31,521	

	Flow (GPM)			Flow (MGD)			Velocity (FPS)			Level (inches)				
Date	**Avg**	**Max**	**Min**	**Avg**	**Max**	**Min**	**Avg**	**Max**	**Min**	**Avg**	**Max**	**Min**	**Total Gal**	**Rain**
8/16/25	22.53	36.32	9.34	0.03	0.05	0.01	0.63	0.74	0.49	1.70	2.18	1.14	32,449	
8/17/25	24.51	41.44	9.57	0.04	0.06	0.01	0.64	0.77	0.49	1.76	2.32	1.15	35,294	
Week:	**22.67**	**41.89**	**9.34**	**0.03**	**0.06**	**0.01**	**0.63**	**0.77**	**0.49**	**1.70**	**2.33**	**1.14**	**228,474**	
8/18/25	23.96	41.89	9.04	0.03	0.06	0.01	0.64	0.77	0.48	1.74	2.33	1.12	34,497	
8/19/25	14.46	28.77	9.34	0.02	0.04	0.01	0.54	0.69	0.25	1.42	2.00	1.14	20,823	
Week:	**19.21**	**41.89**	**9.04**	**0.03**	**0.06**	**0.01**	**0.59**	**0.77**	**0.25**	**1.58**	**2.33**	**1.12**	**55,320**	
Totals:	**22.65**	**41.89**	**7.68**	**0.03**	**0.06**	**0.01**	**0.63**	**0.77**	**0.25**	**1.70**	**2.33**	**1.04**	**521,919**	

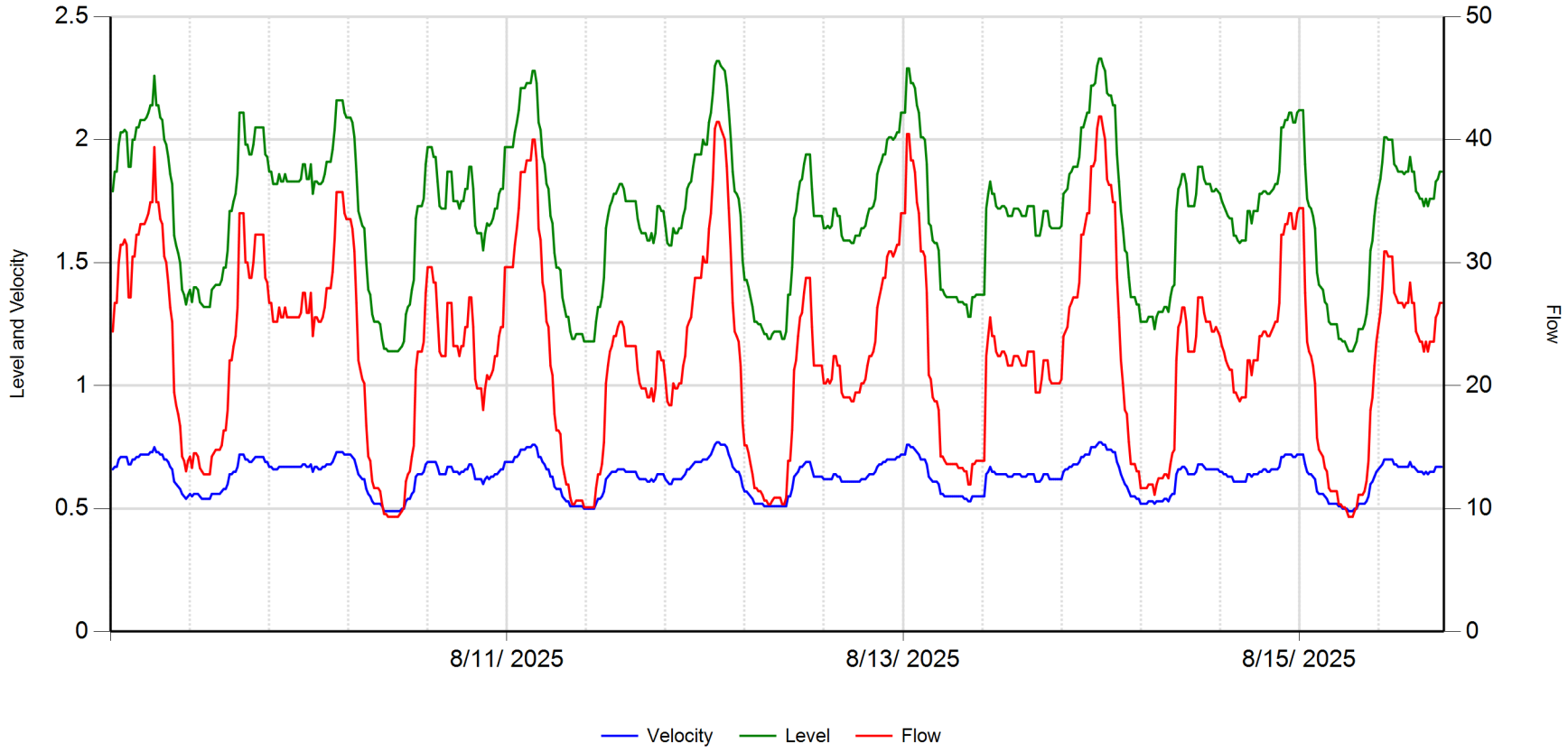
2025.07 Newmark Ave MH Trunk



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	0.633	1.709	22.873	**RainFall**	Inches
Maximum	0.760	2.280	40.010		
Minimum	0.460	1.040	7.680		

8/25/2025

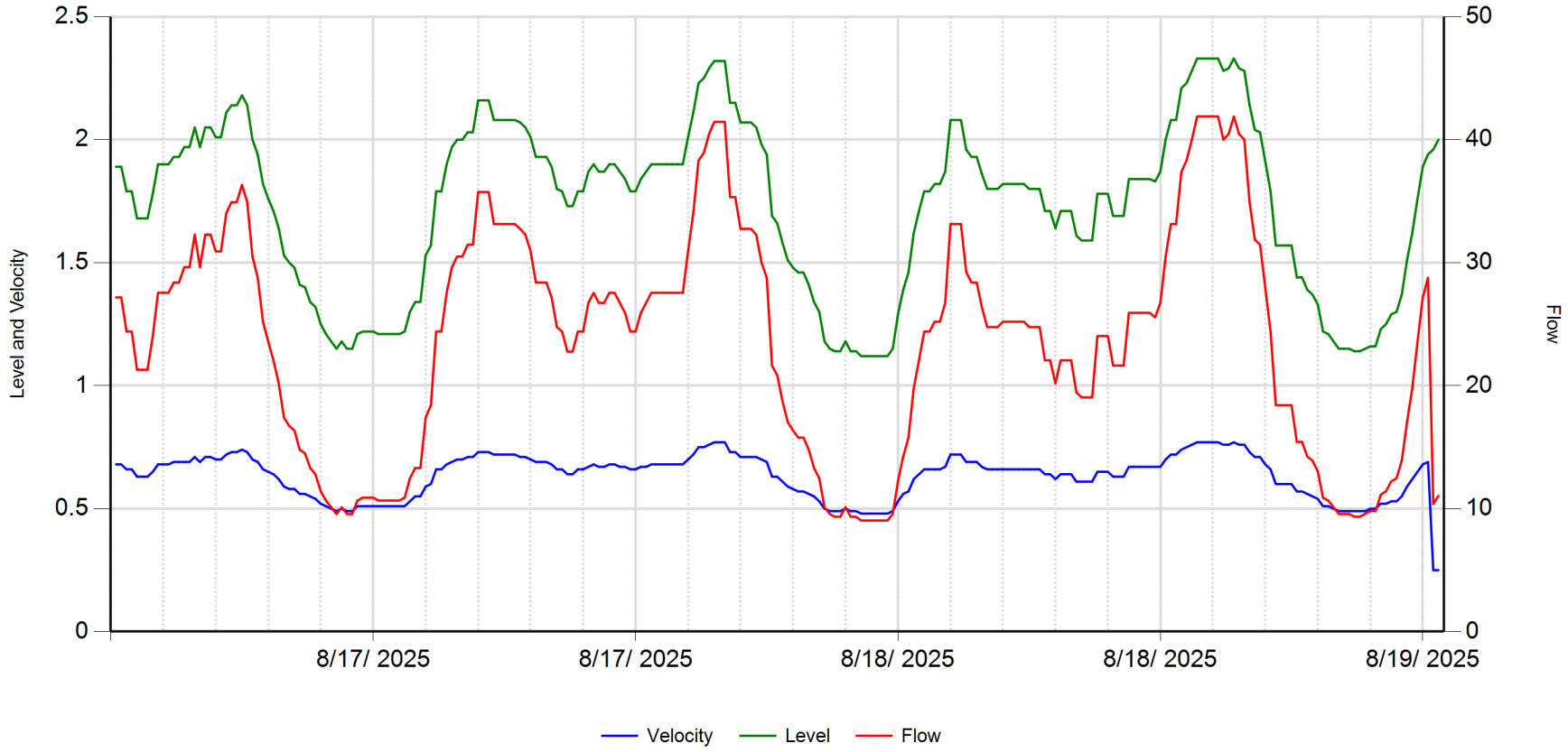
2025.07 Newmark Ave MH Trunk



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	0.633	1.708	22.763	**RainFall**	Inches
Maximum	0.770	2.330	41.890		
Minimum	0.490	1.140	9.340		

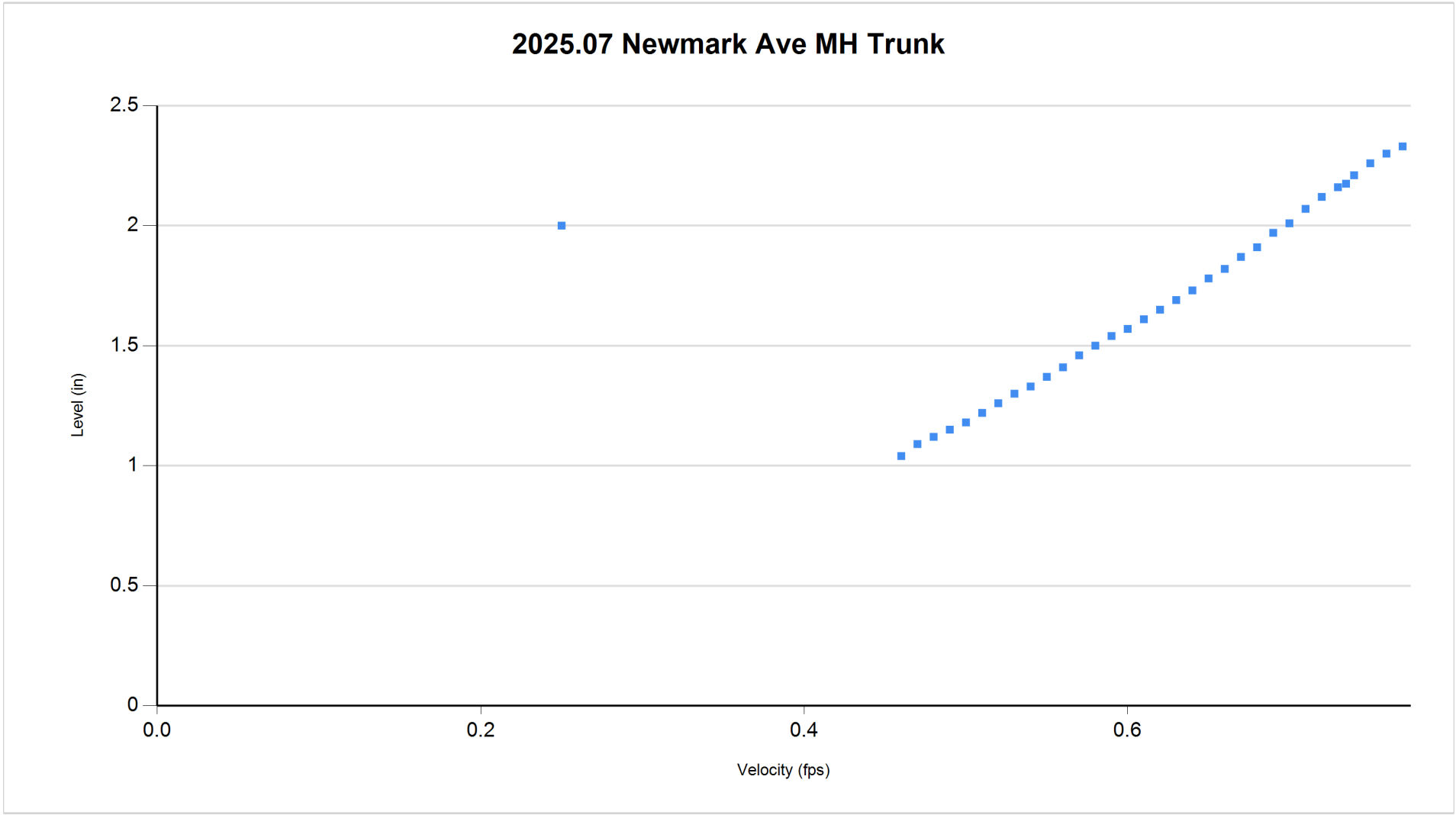
8/25/2025

2025.07 Newmark Ave MH Trunk



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	0.633	1.731	23.488	**RainFall**	Inches
Maximum	0.770	2.330	41.890		
Minimum	0.250	1.120	9.040		

8/25/2025



8/4/2025 thru 8/19/2025

8/25/2025 11:23:59 AM

ATTACHMENT 3

Resolution No. XXXX, with Exhibit A

RESOLUTION NO. ____

A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 84721 (TM-24-05) AND DESIGN REVIEW DRB-25-009 TO CONSTRUCT NINE CONDOMINIUMS AT 338-346 SEFTON AVENUE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

A. On December 30, 2024, Lei Xu ("Applicant"), submitted applications requesting approval of Tentative Tract Map No. 84721 (TM-24-05) and Design Review DRB-25-009 to construct nine condominiums at 338-346 Sefton Avenue ("Subject Property");

B. The City Planner reviewed the project pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*., "CEQA," and the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, *et seq*., the "CEQA Guidelines"). CEQA and the CEQA Guidelines are collectively referred to as "CEQA Regulations."

C. The City Planner completed review of the proposed Tentative Map and Design Review project and scheduled a public hearing before the Planning Commission for May 26, 2026;

D. Notice of Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;

E. On May 26, 2026, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed project including, without limitation, information provided to the Planning Commission by the City Planner and public testimony; and

F. This Resolution and its findings are made based upon the evidence presented to the Commission at its May 26, 2026 hearing including, without limitation, the staff report submitted by the City Planner.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

A. The Applicant is requesting approval of TM-24-05 and Design Review DRB-25-009 to construct nine condominiums;

B. The Subject Property is zoned R-3 (High-Density Residential) and designated High Density in the Land Use and Urban Design Element of the General Plan. High-Density Residential category allows a broad range of dwelling unit types which may be attached or detached;

C. The Subject Property is located on the east side of Sefton Avenue, approximately 475 feet south of its intersection with East Newmark Avenue. Properties surrounding the

proposed project located to the north, east, south, and west are R-3 zoned lots and currently developed with multi-family residential structures; and

D. The Subject Property consists of two parcels. One parcel measures 64.50 feet in width and 300 feet in depth, and the other measures 62.50 feet in width and 300 feet in depth. The parcels will be combined into a single lot with a total area of approximately 38,100 square feet in area (0.87 acres).

SECTION 3: *Environmental Assessment*. Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"), the City has determined that the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines § 15332 (Class 32 – Infill Development Projects). Class 32 exempts qualifying infill development projects that satisfy the following criteria: (1) the project is consistent with the applicable general plan designation and policies and applicable zoning designations and regulations; (2) the project site is located within Monterey Park limits, is less than five acres, and is substantially surrounded by urban uses; (3) the project has no value as habitat for endangered, rare, or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services. This activity contemplates development of nine detached condominiums. Based on the project application materials, technical studies, and the City's independent review, the City has determined that the project satisfies each of these conditions. Accordingly, no further environmental review is required.

SECTION 4: *Tentative Map Findings*. The Commission finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

A. The proposed project is consistent with the City's General Plan as required by Government Code § 66474 and set forth in this Section. The construction of nine condominiums and the tentative map are consistent with the Land Use and Urban Design Element policies, including without limitation, Policy 7.3 (protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment), Policy 7.7 (strengthen neighborhood identity with new development that is architecturally compatible with surrounding structures), Policy 8.5 (require new development to provide engaging, well-landscaped outdoor spaces that invite and support outdoor activities), and Policy 9.1 (create homeownership opportunities by encouraging development of smaller scale, for-sale units such as condominiums, townhomes, and duplexes);

B. The proposed project is not located within a specific plan or planned development area, and therefore must be consistent with the requirements of the R-3 Zone;

C. The proposed project satisfies all development standards of the R-3 Zone;

D. The design of the subdivision and the proposed improvements will not cause serious public health and safety problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all federal, state, and local regulations; and,

E. The proposed project supports the orderly development of the surrounding area. As proposed, the location and characteristics of the residential project are consistent and compatible with the surrounding residential uses that also include other multi-family residential development.

SECTION 5: *Design Review Findings*. The Commission finds as follows pursuant to and MPMC § 21.36.060:

A. The proposed project's architecture and mass of buildings and structures are compatible and in keeping with the character of the neighborhood and not detrimental to the general welfare of the neighborhood, in that the development incorporates a contemporary architectural design characterized by clean lines, simple forms, and a dynamic composition of materials, including stucco and vertical fiber cement siding, which are strategically applied to break up building massing, create visual interest, and establish a cohesive yet articulated façade.

B. The proposed project features a contemporary architectural style that reflects modern residential design while remaining compatible with the surrounding neighborhood, in that the project includes varied building forms, generous window placements, and thoughtfully designed façades that promote natural light, ventilation, and visual connection, thereby enhancing the overall residential character and contributing positively to the built environment.

C. The proposed landscaping will create a visually pleasing and functional residential environment, in that the project incorporates internal pathways, defined entryways, and pedestrian-oriented design elements that enhance circulation and community interaction, along with a mix of landscaping, including trees, shrubs, and pedestrian-scale lighting, which soften building edges, improve aesthetics, and allow the development to integrate seamlessly with the surrounding neighborhood.

SECTION 6: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated by reference, the Planning Commission approves Tentative Map No. 84721 (TM-24-05) and Design Review DRB-25-009.

SECTION 7: *Notice of Exemption*. The City Planner, or designee, is directed to file a Notice of Exemption in accordance with CEQA §§ 15062, and any other applicable law.

SECTION 8: *Reliance on Record*. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: *Construction.* This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 10: *Limitations*. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 11: *Severability*. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 12: *Preservation*. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or prelude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 13: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 14: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 15: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 16: A copy of this Resolution will be mailed to the applicant and to any other person requesting a copy.

SECTION 17: This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption, and will remain effective unless the action is appealed within ten days pursuant to MPMC § 21.32.060 and MPMC Chapter 1.10.

SECTION 18: The Planning Commission Chairperson, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the Planning Commission of the City of Monterey Park, and the Planning Commission Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK THIS 26th DAY OF MAY 2026.

_____
Tammy Sam, Chairperson

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 26th day of May 2026, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Timouthy Hou, AICP, Secretary

APPROVED AS TO FORM:
KARL H. BERGER, CITY ATTORNEY

By: _____
Joaquin Vazquez,
Assistant City Attorney

RESOLUTION NO. _____

Exhibit A

CONDITIONS OF APPROVAL

338-346 SEFTON AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Lei Xu (the "Permittee"), agrees to comply with the following conditions of approval ("Project Conditions") for Tentative Map No. 84721 ("TM-24-05") and Design Review ("DRB-25-009").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in the Project Conditions use the definitions set forth in the MPMC.

STANDARD PROJECT CONDITIONS:

1. The Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of TM-24-05 and DRB-25-009 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-24-05 and DRB-25-009, the Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.

2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Permittee must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Division. Any subsequent modification must be referred to the Director of Community Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.

3. The Subject Property must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped April 21, 2026, unless revisions and/or additional conditions are specifically required herein. Future modifications that are not in substantial conformance, as determined by the City Planner, require modification of this approval.

4. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Project Conditions, are binding upon the property owners' successors in interest. The Project Conditions may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the MPMC § 21.32.170.

5. Any proposed deviations from the Exhibits, Project Description or Project Conditions must be submitted to the City Planner for review and approval. Any unapproved deviations from the proposed project approval will constitute a violation of the permit approval.

6. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions prevail.

7. The effectiveness of this proposed project will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the proposed project must be reviewed by the City and substitute conditions may be imposed.

8. The Permittee must comply with all requirements of this Resolution, the MPMC, policies and regulations of any State, Federal or local agency with jurisdiction over the proposed project, and any other applicable law.

9. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, but not limited to, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this approval null and void.

10. The Permittee must reimburse the city for all attorneys' fees expended by the City that are directly related to the processing of this proposed project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Permittee.

11. The Permittee’s failure to comply with, or breach of, any condition can, in addition to any other civil or criminal action, result in modification or revocation of this permit. The City may, in accordance with applicable law, undertake action and incur costs that may be required to effect compliance. All such costs including, without limitation, attorney’s fees, must be reimbursed by the Permittee or current property owners in accordance with applicable law.

12. All conditions of approval must be superimposed on the construction drawings submitted for plan check and on the construction drawings for which a building permit is issued.

13. The Permittee must contact the City Planner, or designee, to arrange one or more site inspections as necessary to ensure that the Permittee has complied with all Project Conditions before exercising any of the rights conferred by this Resolution.

14. The Permittee must sign and have notarized an affidavit acknowledging acceptance of these Project Conditions and return it to the Planning Division within 30 days of the effective dates of this approval, or before the issuance of a building permit.

15. This decision is not effective until the Permittee acknowledges acceptance of all Project Conditions, and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the Permittee acknowledges agreement with the Project Conditions.

16. The Permittee must comply with all Project Conditions related to the proposed project before the City will issue a certificate of occupancy.

PLANNING

17. The tentative map expires twenty-four months after its approval if the use has not commenced or if improvements are required but construction has not commenced under a valid building permit. A total of four, one year, extensions may be granted by the Planning Commission upon finding of good cause. The total time of extensions cannot exceed six years from the initial expiration date. An application requesting an extension must be filed with the Community Development Department.

18. A final map must be approved and recorded before the City issues a certificate of occupancy.

19. The Subject Property must be kept in a clean and safe condition by, at a minimum, performing all of the following tasks:

    a. Promptly removing, storing, and disposing all trash, litter, rubbish and debris on the Subject Property.

    b. Promptly removing graffiti placed upon the Subject Property within forty-eight hours of its occurrence;

    c. Keeping driveways, sidewalks, park strips, fire access roads and streets on or adjacent to the Subject Property clear and clean; and

    d. Providing adequate lighting on the Subject Property.

20. All planting and irrigation systems must be installed and operating before building permit final inspection.

21. Landscaping/irrigation must be maintained in good condition at all times as determined by the Director of Community Development.

22. Pursuant to Resolution No. 12199, adopted September 16, 2020, the Permittee must create a homeowner's association. The standard conditions of approval required by Resolution No. 12199 are incorporated by reference and attached as Attachment 1 of Exhibit A to these Project Conditions.

23. Approval of this Tentative Map and Design Review does not authorize any expansion or intensification of existing nonconforming conditions. Any future development or

modification of the Subject Property remains subject to Chapter 21.30 of the Monterey Park Municipal Code.

FIRE

24. All conditions identified by the Fire Department are subject to review and approval by the Fire Chief for determination of applicability and extent to which any condition may be required.

25. The minimum fire flow required must be determined as specified by the current adopted edition of the California Fire Code Appendix B with adopted amendments. Given the present plans and information, the required fire flow for the new structure is 500 gallons per minute at 20 psi for a minimum of a 1/2-hour duration. The Permittee must verify that the water purveyor can provide the required volume and duration at the project prior to obtaining a building permit.

26. Before fire approval and/or map recordation, the Permittee must provide to the Fire Department, verification from the water purveyor that the water purveyor can provide the required fire flow of 500 gallons per minute at 20 psi for a minimum a ½ hour duration.

27. All structures must provide an approved automatic fire sprinkler system as set forth by the California Fire Code 903 and MPMC amendments.

28. The main driveway must be designated as an emergency access road. The driveway must be all-weather and capable of supporting a 75,000 lb load. The minimum width of the driveway must be 20 feet and have a minimum 13'-6" vertical clearance. Approved signage must be provided to prevent parking in the driveway.

29. A fire hydrant must be provided within 600 feet of all points of all structures.

30. An approved number or address must be provided in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be a minimum of 6-inch high by ½-inch stroke and be a contrasting background.

31. A knox switch must be provided for any vehicle gates.

32. The Permittee or Permittee's authorized agent must be responsible for the development, implementation and maintenance of an approved, written safety plan establishing a fire prevention program at the project site applicable throughout all phases of the construction work.

33. If "As-built" plans are required, additional fees will be due for the review of the drawings.

ENGINEERING

34. The Permittee must record the Final Map after the City approves in accordance with the MPMC and accepts any applicable bonds or agreements. A refundable $191 cash deposit must be submitted to guarantee that the Permittee will provide the City with one (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems and two (2) blueprints of the recorded map which must be filed with the City Engineer within three (3) months of recordation. If recorded copy is not submitted by the end of the three-month time period, the Permittee will forfeit the $191 cash deposit.

35. The Permittee must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.

36. The Permittee agrees to pay City any development impact fees ("DIFs") that may be applicable to the proposed project. The Permittee takes notice pursuant to Government Code 66020(d) that the City is imposing the DIFs upon the proposed project in accordance with the Mitigation Fee Act (Government Code 66000, et seq.).

37. Covenants Conditions & Restrictions must be prepared and filed with the City to obtain City Attorney and the City Engineer approval. The Permittee is responsible for securing the CC&R guidelines from the Office of the City Engineer. A copy of the recorded CC&Rs must be submitted before final inspection and clearance of the building permit. The Permittee must pay for the City's costs associated with reviewing the CC&Rs including, without limitation, legal costs.

38. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.

39. The Permittee must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Complied maps are not permitted unless prior approval is granted by the City Engineer. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.

40. The Permittee is responsible for ascertaining and paying all City development fees such as, but not limited to, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC.

41. Utility Plans must be submitted for review and approval by the City Engineer. These plans must comply with the City Standard. Upon submittal, City must review for approval or provide comments or required modifications. The Permittee is be responsible for any required upgrade for utility lines. No upgrades are needed for the existing sewer main line.

42. A site drainage plan must be prepared for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.

43. All storm drainage facilities serving the development must accommodate a 25-year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drains facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the City Engineer.

44. The grading/drainage plan and the shoring plan (if applicable) must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological and geotechnical report submitted by the developer's consultant.

45. Streets Improvement plans must be submitted for the entire frontage of 338-346 Sefton Ave. The street improvement must consist of pavement grinding and rubberized asphalt overlay and may require localized pavement repairs depending on the conditions of the street. Construct new curb and gutter, main entry driveway, and full parkway width sidewalk. The improvements must be along entire property frontage as approved by the City Engineer.

46. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted prior to final map approved by the City Council.

47. The Permittee is responsible for constructing and rehabilitating or upsizing as necessary for the sewer line per recommendation of the sewer study or as the result of the sewer study. A sewer connection reconstruction fee will be assessed at the time of issuance of a building permit in accordance with the provisions of Chapter 14.06 of the Municipal Code.

48. No part of the proposed building may extend beyond the property boundary, either ground or aerial into the public right-of-way.

49. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.

50. The Permittee must prepare and submit the addressing plan and CC&R for review

and approval.

51. Provide Title Report (prepared within 6 months)

52. Provide Street Improvement Plan, which include new sidewalk, curb & Gutter and road improvement. The Permittee will be required to construct new curb and gutter, sidewalk, etc. on frontage of the development as needed to the satisfaction of the City Engineer.

53. The Permittee will be required to grind and overlay the street from curb to curb, property line to property line.

54. Provide trees, size and species on parkway for review and approval.

55. The Permittee must provide separate Utility Plan with proposed water and sewer line, etc. Show all existing sewer and water lines on the plan and the point of connections. Show all proposed locations and details of Double Check Detector Assembly and Reduced Pressure Principle Backflow Prevention Assembly on the plan.

POLICE

56. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.

57. If security gates are installed on the property, an access control system such as a keypad, card reader, or electric latch retraction devices should be installed at ingress and egress gates and doors to control and deter unwanted access to the property. A key card or key code must be provided to the police department to access the property in an emergency.

58. It is recommended that a camera surveillance/security system be installed in the common areas of the property, such as the common walkways, exterior storage areas, building perimeters, and stairwells. If a camera security system is installed, the cameras should operate 24 hours a day, seven days a week. All cameras should record onto a recording medium, and all recordings should be maintained in a secure and locked enclosure. It is recommended that recordings be kept for at least 30 days and made readily available for any law enforcement official who requests the recording(s) for official purposes.

59. The shrubbery on the property must be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex and, in the courtyard, must be planted and kept where the height of the greenery would not easily conceal persons.

60. The driveway leading into the complex must be constructed and maintained so that traffic is easily visible to those entering or leaving the location.

61. Any outside ladders leading to the rooftop must be secured to prevent unauthorized access to the roof.

62. Address numbers must be illuminated during hours of darkness and positioned as to be readily readable from the street. Numbers must be at least 12 inches in height.

63. Each unit within the building must have its address displayed on or directly above the front door.

64. All common open areas must be well-lit during the hours of darkness.

65. Proper signs must be posted at the guest parking areas and in the driveway leading into the complex to prevent illegal or overnight parking of unwanted guests.

66. A proper thoroughfare for residents, guests, and any necessary emergency vehicles and personnel must always be maintained. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

By signing this document, the Permittee, certifies having read and understood the Project Conditions, and agrees to comply with the Project Conditions.

_____

Lei Xu, Permittee

ATTACHMENT 1 of EXHIBIT A
Resolution No. 12199

RESOLUTION NO. 12199

A RESOLUTION CREATING THE MONTEREY PARK HOMEOWNERS ASSOCIATION MONITORING PROGRAM FOR THE PURPOSE OF PREVENTING NUISANCE CONDITIONS BY ENSURING THAT HOMEOWNERS ASSOCIATIONS ARE ADEQUATELY RESPONSIVE TO THEIR RESPECTIVE PROJECTS.

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1: The City Council finds and declares as follows:

A. The City Council appreciates the importance of Homeowners' Associations ("HOAs") in overseeing the maintenance and upkeep of planned residential developments, townhouses and condominiums in order to protect property values and ensure that the community is a pleasant place to live;

B. The City Council believes it is in the public interest to discourage nuisance conditions and violations of the Monterey Park Municipal Code which result from the lack of, or poorly managed, HOAs; and

C. The purpose of this resolution is to create a program for the purposes of ensuring that HOAs within the City are adequately responsive to their respective communities.

SECTION 2: *Authorizations*. A Monterey Park Homeowners Association Monitoring Program (the "Program") is established. The City Manager is authorized to promulgate administrative policies and procedures ("AP&P") to implement the Program in accordance with this Resolution. The City Attorney is authorized to initiate civil actions in accordance with the MPMC to enforce the Program.

SECTION 3: *Standard Conditions of Approval*. Pursuant to MPMC § 21.32.170(C), standard conditions of approval are attached as Exhibit "A," and incorporated by reference ("Standard Conditions"). All conditions of approval for residential or commercial projects that consist of five or more units and require a conditional use permit ("CUP") for development are required to include the Standard Conditions in substantially the form of Exhibit A.

SECTION 4: *Regulation & Enforcement of Existing HOAs*. For HOAs that were required to be formed, or are formed, the City Manager is directed to take the following actions:

A. Create a list of all the communities within the City that are required to have an HOA. This list must be monitored to ensure that the HOA is active and has a current business license with the City.

B. Encourage owner association members to compel their HOAs to enforce the CC&Rs for their respective projects through any legal means available. Similarly, homeowners are encouraged to enforce their CC&Rs

to create and maintain sufficient HOAs for their respective communities.

C. Where HOAs fail, for whatever reason, to enforce conditions of approval issued by the City, the City Manager and City Attorney are directed to take appropriate action to both abate any public nuisance and help ensure future compliance with the MPMC.

SECTION 5: *Contracting Authority*. To implement the Program, the City Manager is also authorized to solicit bids, award contracts, and execute on-call contracts for amounts in accordance with the MPMC for the following services needed to implement the MPK-HOA program:

A. Tree and landscaping maintenance;

B. Roofing maintenance; and

C. Nuisance abatement vendors.

SECTION 6: *Environmental Review*. This ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*., "CEQA") and CEQA regulations (14 California Code of Regulations ("CCR") §§ 15000, *et seq*.) because it establishes rules and procedures to clarify existing policies and practices related to discretionary permitting; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Ordinance does not constitute a "project" that requires environmental review (*see* specifically 14 CCR § 15378(b)(4-5)).

SECTION 7: This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 8: If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 9: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 10: The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Monterey

Park, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 11: This Resolution will become effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ON THIS 16th DAY OF SEPTEMBER, 2020.

Peter Chan, Mayor

Attest:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF MONTEREY PARK)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 12199 was duly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 16th day of September, 2020, by the following vote:

Ayes	Council Members:	Liang, Sornoso, Lo, Yiu, Chan
Noes:	Council Members:	None
Abstain:	Council Members:	None
Absent:	Council Members:	None

Dated this 16th day of September, 2020.

Vincent D. Chang, City Clerk
City of Monterey Park, California

EXHIBIT A

STANDARD CONDITIONS OF APPROVAL
FOR
PROJECTS REQUIRING OWNER ASSOCIATIONS

General Conditions

1. The Applicant and its successors in interest must indemnify, protect, defend (with legal counsel reasonable acceptable to the City), and hold harmless, the City, its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating to this project, any discretionary approvals granted by the City related to the development of the project or the environmental review conducted under the California Environmental Quality Act, Public Resources Code § 21000, *et seq*., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, must be paid for by the Applicant in accordance with the Monterey Park Municipal Code ("MPMC").

2. The Applicant must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Applicant.

3. The Applicant must submit to the City Manager, or designee, a signed copy of these conditions of approval acknowledging acceptance, and compliance with these conditions within 30 days from the date of approval by the Planning Agency. The conditions of approval must be signed, notarized and returned to the City Manager, or designee, before any plan check submittal or construction permit application or implementation of the requested entitlement.

4. This decision is not effective until Applicant acknowledges acceptance of all conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the Applicant acknowledges agreement with conditions of approval.

5. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, without

limitation, omission, dimensions, scale, use, colors, materials, encroachments, easements, will render any entitlements null and void.

6. The property must be kept in a clean and safe condition by, at a minimum, performing all of the following tasks:

   a. Properly removing and storing all trash, litter, rubbish and debris on the property at the end of each business day;

   b. Properly disposing of all trash, litter, rubbish and debris from the Cannabis business;

   c. Removing graffiti placed upon the Property within forty-eight hours of its occurrence;

   d. Keeping driveways, sidewalks, park strips, fire access roads and streets on or adjacent to the property clear and clean; and

   e. Providing lighting on the property to ensure the safety of the public.

7. The owner/applicant's failure to comply with, or breach of, any condition can, in addition to any other civil or criminal action, result in modification or revocation of this permit. The City may, in accordance with applicable law, undertake action and incur costs that may required to effect compliance. All such costs including, without limitation, attorney's fees, must be reimbursed by the applicant or current property owners in accordance with applicable law.

8. This permit is subject to an ongoing review. If at any time valid, substantiated complaints are received, a public hearing may be held in accordance with the MPMC, at the sole discretion of the City but in accordance with applicable law, to determine if any condition or the permit should be modified, amended or revoked.

9. The permit is granted for the subject Property only and is not transferable.

Planning

A. Before the City issues Building Permits:

10. Plans submitted to the City to obtain building permits must conform to all the conditions applicable to use and development of the Property.

11. Plans submitted to the City to obtain building permits must have the conditions printed directly onto the building plans and the Project number, "**[Project Number]**," in the title blocks of the blue prints for this Project.

12. The exterior of the building(s) must be treated with anti-graffiti material. All structures and walls must be maintained free of graffiti.

13. The property owner must repave and re-stripe the parking areas as directed by the City Planner.

14. All parking areas must remain accessible for parking. Garages cannot be converted to storage space or other means, which could impede vehicle parking.

B. Post-Finalization Requirements:

15. The Planning Director may approve minor changes to the approved plans, but any substantial change will require modification in accordance with the MPMC.

16. The Conditional Use Permit will expire in the event that the licensee or owner fails to exercise the use for more than 30 days, except in the case of a remodeling, fire, natural disaster, or other physical calamity beyond the control of the owner. In such cases, the Conditional Use Permit will expire within one year.

17. The Property and all landscaping must be maintained in a neat and healthy condition and in a manner that prevents adverse public health, safety, and welfare effects.

18. Proper signage must be installed within 60 days **([Month Day, Year])** of the approval of this Project.

E. Homeowners Association Requirements:

19. To ensure all common areas (e.g., driveway, hardscape, landscape) are properly maintained, a Homeowners' Association (HOA) and Covenants, Conditions and Restrictions (CC&R's) are required for the proposed Project. The developer(s) must hire a management company for the HOA. During sales of the units, the sales managers must sit on the HOA board. The developer(s) representatives can remove themselves from the HOA board only when 1) a new HOA board is selected from the new home owners; 2) the new home owners are trained on how to run the HOA; and 3) the units are fully occupied. The documents related to the HOA and CC&R's must be reviewed and approved by the City Attorney before the City approves a final map. In addition, the Applicant/Property Owner(s) must pay for all attorneys' fees associated with the review of the document.

20. The final approved floor plan for the residential units must be incorporated

into CC&R's.

21. The Homeowners Association must maintain a current and active business license with the City for the life of the project. Association dues may not be collected unless the Association has a current and active business license with the City.

22. Draft covenants, conditions and restrictions ("CC&Rs"), in a form approved by the City Attorney, must obtain approval from the City Planner, or designee, and include the following clauses:

    a. *Payment of Municipal Charges*. The amount of the assessments levied by the Association must include sums sufficient to cover the cost of all municipal charges imposed against the Property including, without limitation, sums sufficient to ensure the payment of invoices from the City of Monterey Park ("City") for water, wastewater, and solid waste charges. In addition, the Association and the Owners, and the management agent, if any, must continuously guarantee payment to the City of all such municipal charges.

    b. *Access and Entry*. The Association and each Owner covenants, in favor of the City, to provide access and entry to all common areas of the Property, and all buildings, structures and units situated thereon, to any authorized Fire Inspector, Building Official and any other official charged with carrying out the laws of the City, the State of California, or the United States of America.

    c. *Signs*. Except as otherwise allowed by applicable law, the Association and each Owner covenant, in favor of the City, that no sign of any kind of advertising any service, business or other commercial project or venture can be displayed on the Property.

    d. *Parking*.

        i. The Association and each Owner covenants, in favor of the City, that all automobiles used by an Owner or an Owner's invitees must be identified to a representative of the Association and subject to tow if parked in an area not designated for parking automobiles or in a guest parking space.

        ii. All driveways and garages must be maintained in a neat and orderly condition and garage doors must be maintained in closed condition except as necessary to permit ingress and egress of authorized vehicles or to clean or work in the garage. The garages are to be used for the parking of

standard authorized vehicles and may not be converted to living quarters or workshops or used for the storage of boats, trailers, campers or recreation vehicles in a way which will preclude the parking of the Owner's or occupant's authorized vehicles within the garage.

iii. Designated guest parking areas within the Common Areas are to remain open for use by guests only and are not to be used by Owners or other residents, either permanently or temporarily, for the parking of their authorized vehicles or the storage of boats, trailers or similar items of personal property, unless expressly authorized by the Association.

iv. No motor vehicle can be constructed, reconstructed or repaired within the Property and no dilapidated or inoperable vehicle, including vehicles without wheel(s) or an engine, can be stored on the Property; provided, however, that the provisions of this Section does not apply to emergency vehicle repairs.

v. Campers, boats, trailers, motorcycles, commercial vehicles and trucks in excess of three-quarter tons cannot be parked within the Property, other than within enclosed garages except for periods not to exceed two hours for the purpose of loading and unloading.

vi. Personal property other than authorized vehicles cannot be stored in garages if such storage will necessitate or result in the parking of vehicles on streets within or adjacent to the Property. Parking by commercial vehicles for the purpose of making deliveries or service calls must be permitted in accordance with the Association Rules.

vii. Each Owner must maintain their garage or parking spaces in a manner which ensures that it is capable of accommodating not less than the number of vehicles the space was designed to contain.

e. *Graffiti*. The Association and each Owner covenants and agrees to maintain, or to cause to be maintained, all buildings and structures within the Property free of graffiti. In an event that the Association or an Owner fails to remove or to cause the removal of any graffiti within 24 hours of its receipt of written notice from the City requesting such removal, the City has the right and authority to enter upon the Property and remove or mask said graffiti. Any and all costs incurred by the City in connection with the removal or masking of such graffiti must be reimbursed to the City by the

Association and/or the Owner, if any, of affected building or structure.

f. *Maintenance of Property*. The maintenance of all common wastewater and storm drainage facilities, and all landscaping, irrigation systems, slopes, drainage facilities and retaining walls, if any, located within the Common Area are Association's responsibility, and the maintenance of all irrigation systems, slopes, drainage, facilities and retaining walls, if any, situated within an Exclusive Use Common Area are the responsibility of the Association in the event the applicable Owner fails to provide such maintenance.

g. *Filing of Information*.

   i. Filing (Unincorporated Associations Only). The Association must cause the names and addresses of the officers and members of the Association to be filed annually with the City Clerk of the City of Monterey Park during the month of July.

   ii. Filing (Incorporated Associations Only). The Association must cause the names and address of the officers and members of the Board of Directors of the Association to be filed annually with the City Clerk of the City of Monterey Park during the month of July.

h. *Amendment of CC&Rs*. Notwithstanding any other provision of this Declaration the contrary, the statements and covenants set forth herein in favor of the City of Monterey Park cannot be modified and rescinded without the prior written consent of the City of Monterey Park.

i. *Third-Party Beneficiary; Enforcement Rights*. City Enforcement of Declaration. Notwithstanding any other provision of this Declaration to the contrary, the city of Monterey Park has the power and the right, but not the obligation, to enforce any or all provisions of this Declaration as a third party beneficiary to the extent this Declaration contains provisions implementing the Monterey Park Municipal Code ("MPMC") or any condition of approval adopted by City Council resolution or ordinance. Failure by the City to enforce any restriction, covenant, condition, limitation or reservation imposed by the provisions of this Declaration does not constitute a waiver of the City's right to do so. The Association agrees to pay all costs associated with such enforcement including, without limitation, reasonable attorney's fees. The City may exercise its rights of enforcement without regard to any alternative dispute resolution provision in the CC&Rs or any other restriction on

enforcement otherwise applicable to owners, tenants, other residents, or the Association including, without limitation, provisions with regard to notice.

ATTACHMENT 4

Architectural Plans, with Materials Board

RECEIVED
April 21, 2026

OWNER
LEI XU
411 E. HUNTINGTON DR.
SUITE 308
ARCADIA, CA 91006
T: 626.688.6359
E: shufexulei@gmail.com

ARCHITECT
TAG DESIGN WORKS
411 E. HUNTINGTON DR.
SUITE 308
ARCADIA, CA 91006
T: 626.446.5300
E: schen@tagdesignworks.com

LANDSCAPE
YAEL LIR LANDSCAPE ARCHITECTS
1010 SYCAMORE AVE.
SUITE 313
SOUTH PASADENA, CA 91030
T: 323.258.5222
E: yael@yaellir.com

CIVIL
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD
UNIT A
ARCADIA, CA 91006
T: 626.263.3588
E: mail@egl88.com

SHEET INDEX

GENERAL

GEN-0.1 COVERSHEET
GEN-1.1 PROJECT DATA
GEN-1.2 FIRE ACCESS PLAN
GEN-1.3 TRASH PLAN
GEN-1.4 ADDRESS PLAN
GEN-1.5 FENCE WALL

ARCHITECTURAL

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A1.2 FLOOR PLAN: LEVEL 2
A1.3 FLOOR PLAN: ROOF
A2.1 BUILDING ELEVATION: UNIT A
A2.2 BUILDING ELEVATION: UNIT B
A2.3 BUILDING ELEVATION: UNIT C,E,H,F
A2.4 BUILDING ELEVATION: UNIT D,I,G
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ARCHITECTURAL (CONT.)

A2.5 BUILDING AXONOMETRIC VIEW: SOUTHWEST
A2.6 BUILDING AXONOMETRIC VIEW: SOUTHEAST
A2.7 BUILDING AXONOMETRIC VIEW: NORTHEAST
A2.8 BUILDING AXONOMETRIC VIEW: NORTHWEST
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A4.3 UNIT C, E, H, F PLANS
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M1.0 MATERIALS

CIVIL

C-1 TENTATIVE MAP
CG-1 CONCEPTUAL GRADING PLAN
ST-1 CONCEPTUAL STREET IMPROVEMENT PLAN
EC-1 DEMOLITION & EROSION CONTROL PLAN
CU-1 CONCEPTUAL UTILITY PLAN

LANDSCAPE

L1 PLANTER PLAN
L2 PLANT PHOTOS

338-346 Sefton Avenue, Monterey Park

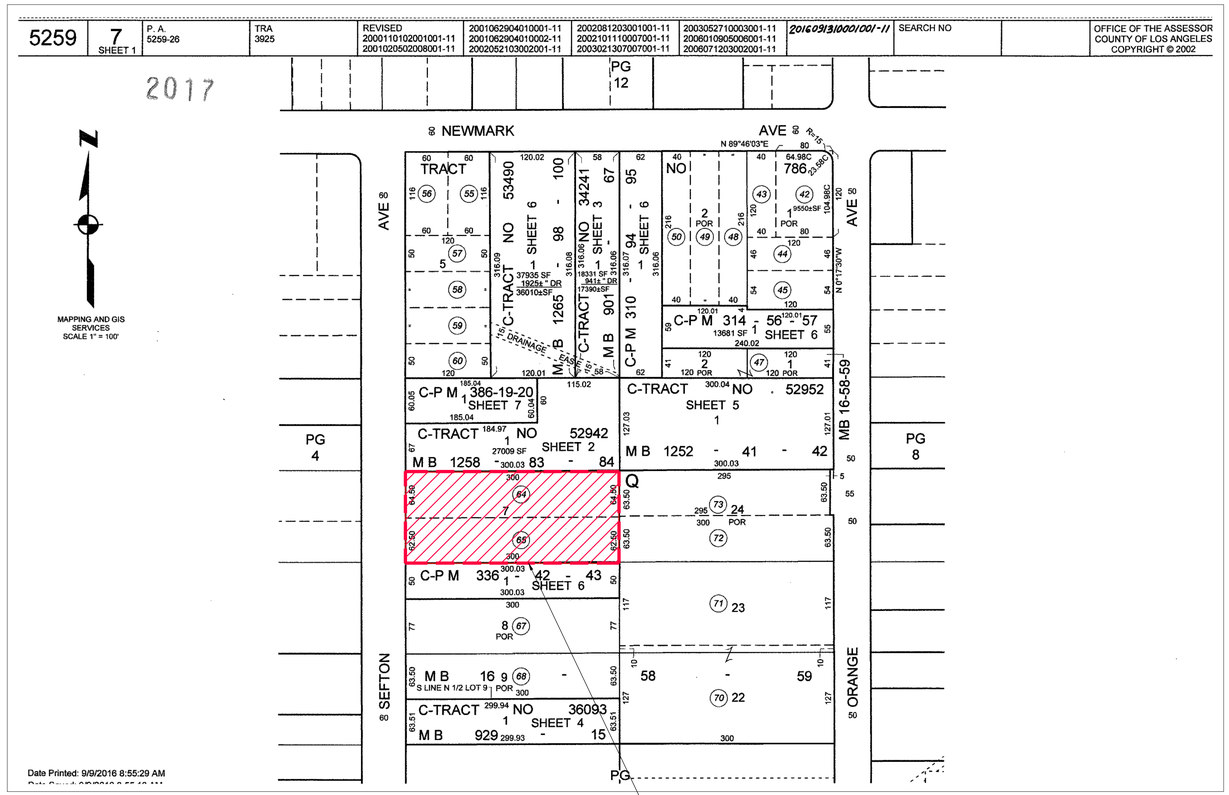
CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

MULTI-FAMILY TOWNHOUSES

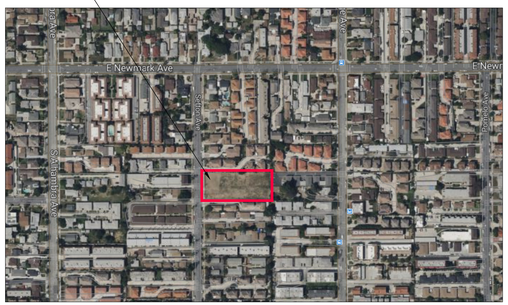
MONTEREY PARK, CA

GEN-0.1



PARCEL MAP

SUBJECT SITE



AERIAL MAP

Project	338-346 Sefton Townhomes - 9 Unit
Address	338 346 Sefton Avenue Monterey Park, CA, 91755
APN	5259-007-064,065

R3 - High Density Residential

Zoning	R3		Proposed
Site Area	38,100	0.87	
Density(unit)	1 DU / 3,000 SF	12.70	9
Building Height(ft)		30 ft	27'-2"
Building Stories		2-story	2-story
FAR	NA		
Setbacks			
Front (W)		25'	25'
Side (S)		5' / 10'	5' / 10'
Side (N)		5' / 10'	5' / 10'
Rear (E)		25'	25'
Lot Coverage			
Total Open Space	650 SF / unit	5,850	7,700
Common Open Space	400 SF / unit	3,600	3,700
Private Open Space	250 SF / unit	2,250	4,000
Parking			
driveway width	20 feet		
aisle width	25 Feet	9' x18'	25 feet
One Bedroom	2.0 stalls / unit		
2-3 Bedroom	2.0 stalls / unit	18 stalls	18 provided
Guest > ten units	0.5 stalls / unit	5 stalls	9 provided
Total Parking	3.0 stalls / unit	23 Stalls	27 provided

PROJECT DESCRIPTION/NARRATIVE

THE PROJECT CONSISTS OF (9) 2-STORY RESIDENTIAL DWELLINGS. EACH UNIT HAS AN ATTACHED 2-CAR GARAGE.

City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

Public Works Department
Water Utility Division
Fire Flow Test Data

Project Address:	338 – 346 Sefton Ave.
Test Date:	3/12/25
Test Outlet Size:	**2.5"**

Static Pressure:	82	**P.S.I.**
Residual Pressure:	77	**P.S.I.**
Pilot Tube Reading:	45	**P.S.I.**
Observed Flow:	1130	**G.P.M.**

Main Diameter:	**8" A.C.P.**
Flow Opening:	**2.5"**

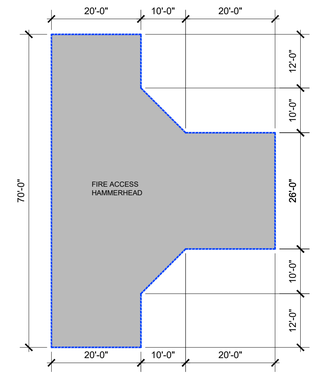
Calculated Flow @ 20 P.S.I.	4401	**G.P.M.**

Test Performed by:	Louie Mendoza	Alberto Chavez

Telephone Number:	**(626) 307-1294**
Distribution Crew Supervisor:	**Jorge Medina**

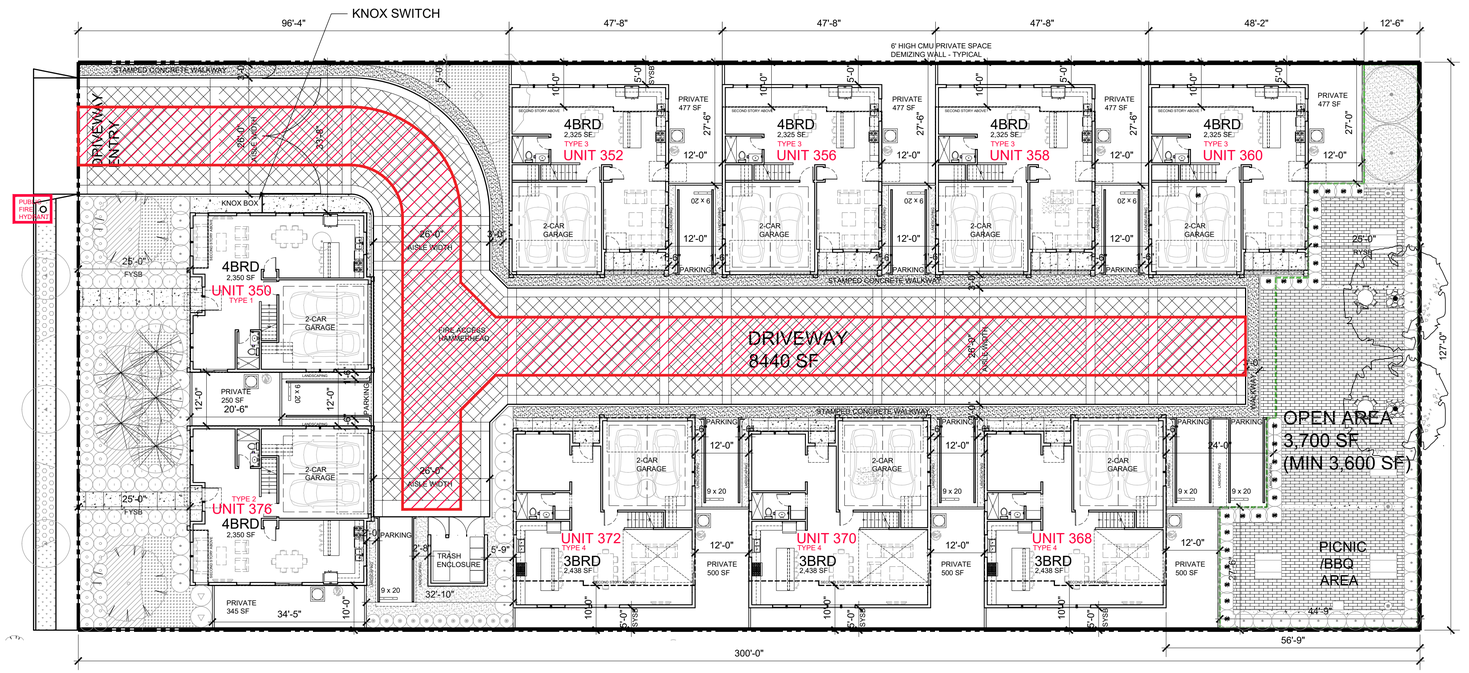
Jorge Medina, Distribution Crew Supervisor

S:\WATER\Distribution Section\DClark\BILLING\Fire Flow Log\338 - 346 Sefton Ave. doc



HAMMERHEAD DIMENSIONS

NOTE FIRE FLOW TO BE 500 GPM AT 20 PSI



FIRE ACCESS LANE
NOTE: FIRE ACCESS LANE TO BE CAPABLE OF SUPPORTING 75,000 LBS LOAD AND MARKED WITH RED CURBS

FIRE EQUIPMENT ACCESS PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

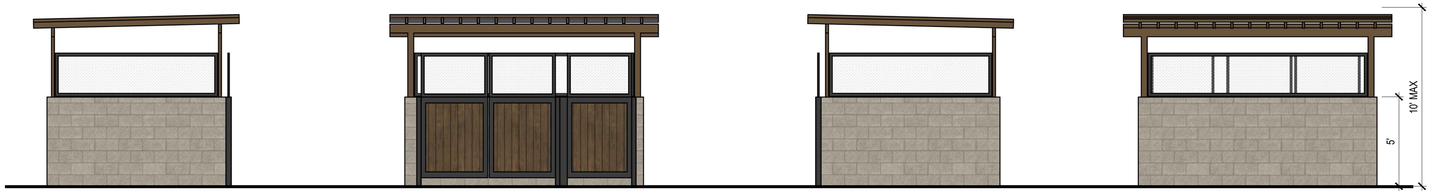
N

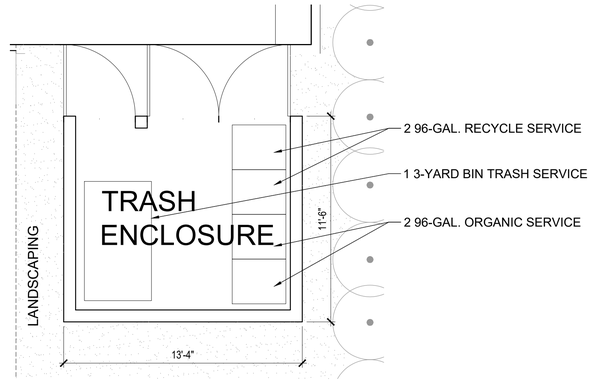
338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

FIRE ACCESS PLAN | GEN-1.2





TRASH ENCLOSURE ELEV. 3
SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE PLAN 2
SCALE: 1/4" = 1'-0"

WARE DISPOSAL, INC.

338 & 346 S Sefton Ave
Monterey Park CA 91755

February 26, 2025

WARE DISPOSAL BACKGROUND

Ware Disposal has had the privilege of serving Southern California's solid waste and recycling needs since 1968. Ware Disposal remains one of the longest standing, women family-owned and operated solid waste and recycling providers not only in Orange County but Los Angeles County and San Diego County and has secured a top 65 ranking in both Waste Age and Waste and Recycling.

OUR CLEAN-AIR SERVICE VEHICLES

Ware Disposal is committed to lessening our carbon footprint on the environment. Our efforts prove Ware Disposal is a leader in environmental protection, Ware Disposal does its part to protect the environment by using natural gas-powered trash trucks (CNG). These trucks allow us to be environmentally friendly while helping the cities and counties we service "GREEN.'.

PROPOSAL OF SERIVCES

SERVICE TYPE	SIZE	CONTAINER TYPE	QTY.	FREQUENCY
TRASH SERVICE	3-YARD	BIN	1	1X/WEEK
RECYCLE SERVICE	96-GALLON	CART	2	1X/WEEK
ORGANIC SERVICE	96-GALLON	CART	2	1X/WEEK

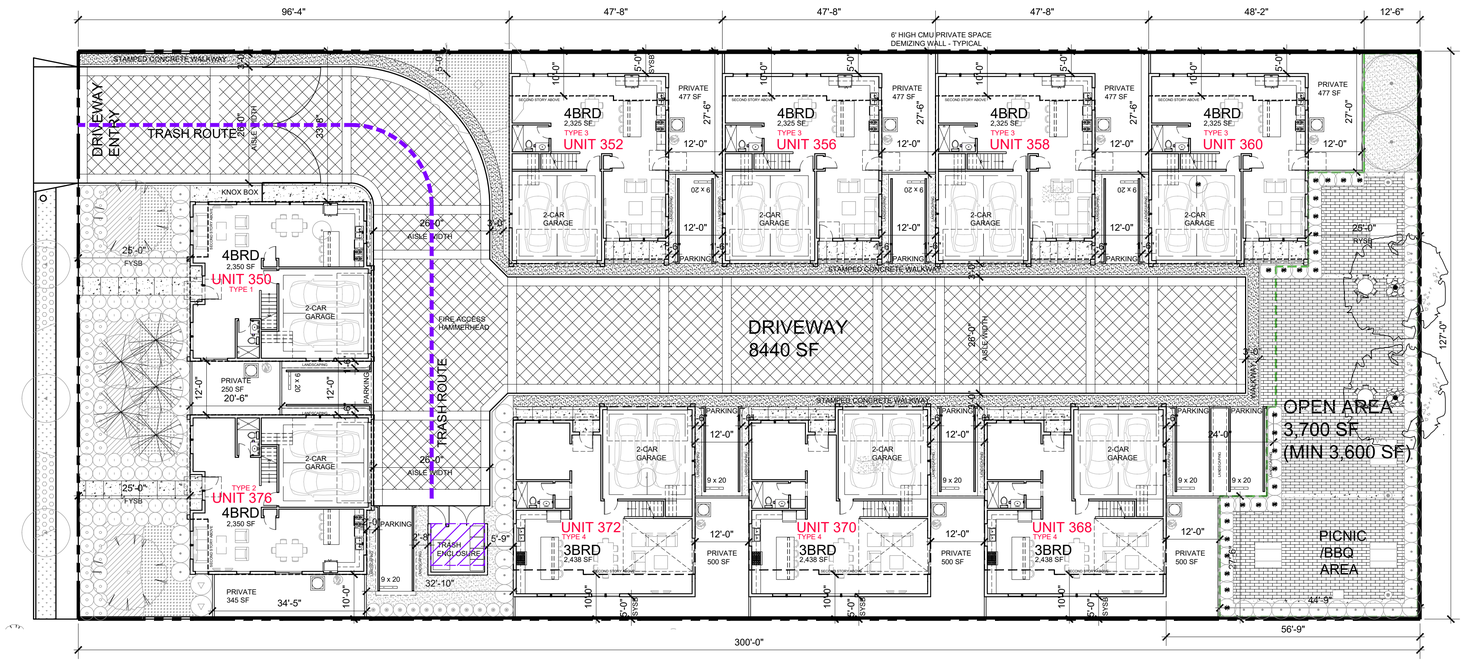
Estimated container sizes

96-Gallon
Height: 43"
Width: 36"
Depth: 30"

3-Yard
Height: 43"
Width: 80"
Depth: 45"

Services will be finalized upon site visit to determine if any other services may be need such as roll out service or scout service. The initial service proposed can be modified and changed upon site service needs.

Thank you,
WARE Disposal Inc.



TRASH ROUTE

WASTE/TRASH ACCESS PLAN 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

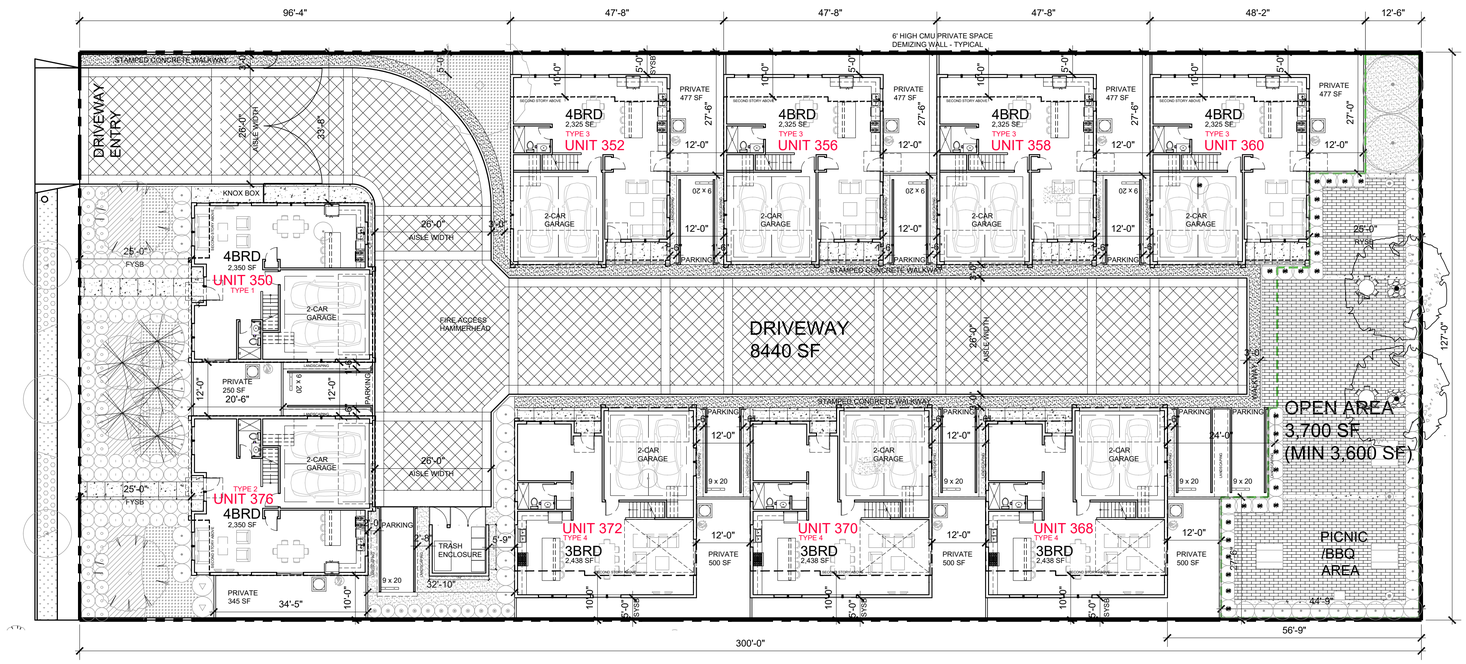
N

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

TRASH ACCESS PLANS | GEN-1.3



0' 8' 16' 32' 64'

SCALE: 1/16" = 1'-0"

N

338-346 Sefton Avenue, Monterey Park

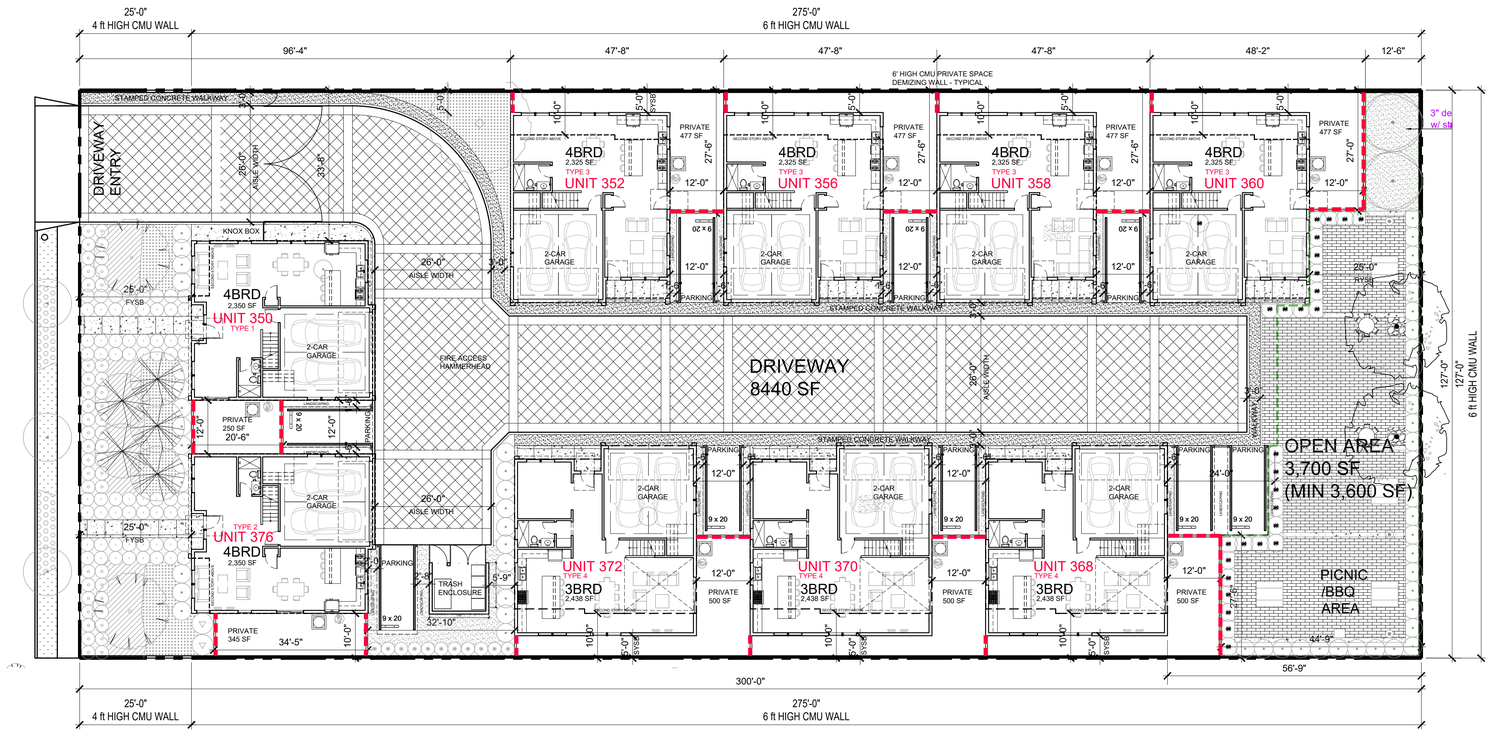
CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

ADDRESS PLAN | GEN-1.4

4 FT. AND 6 FT. HIGH CMU WALL

5 FT. HIGH VINYL FENCE



5 FT HIGHT VINYL FENCE
AT PRIVATE OPEN SPACE

0' 8' 16' 32' 64'

SCALE: 1/16" = 1'-0"

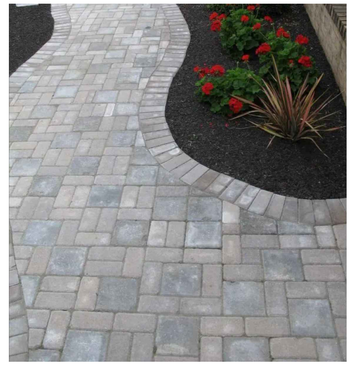
N

338-346 Sefton Avenue, Monterey Park

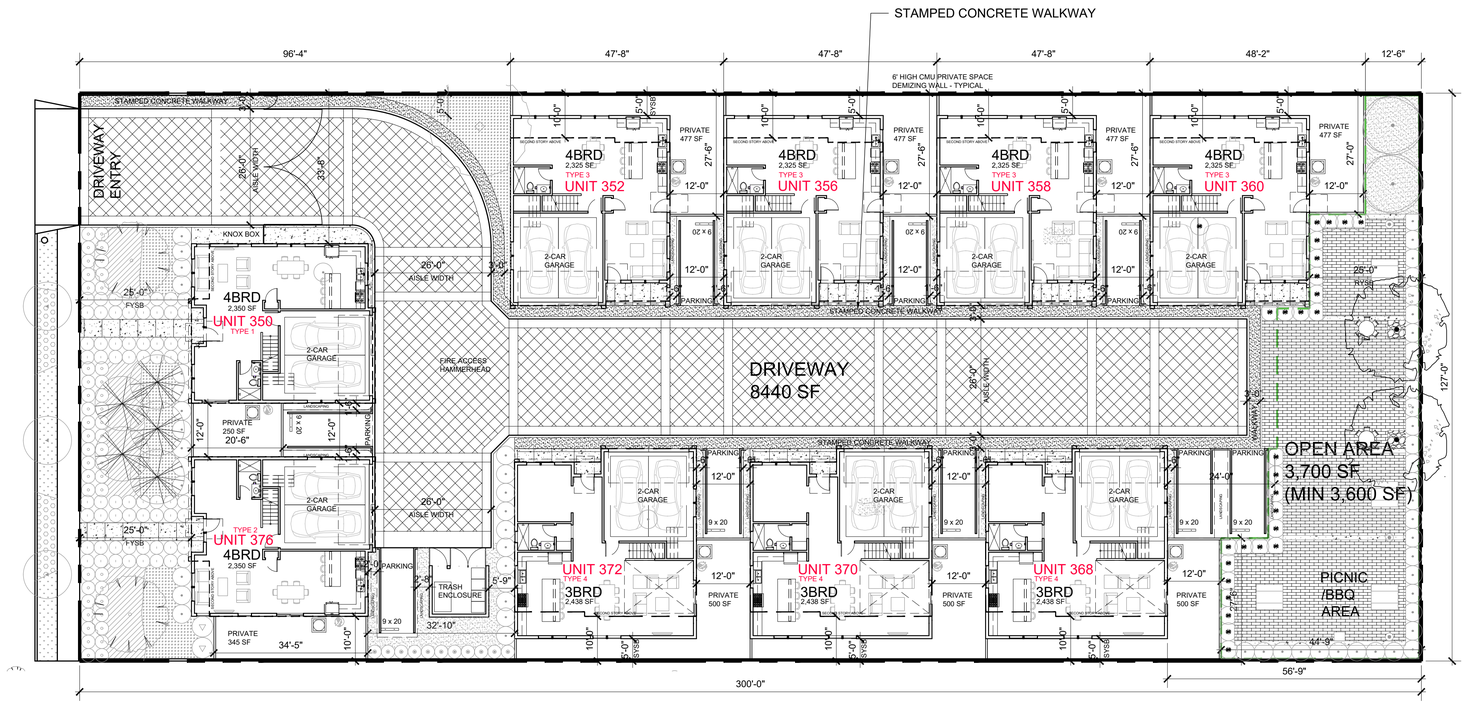
CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

FENCE WALL | GEN-1.5



STAMPED CONCRETE WALKWAY



0' 8' 16' 32' 64'

SCALE: 1/16" = 1'-0"

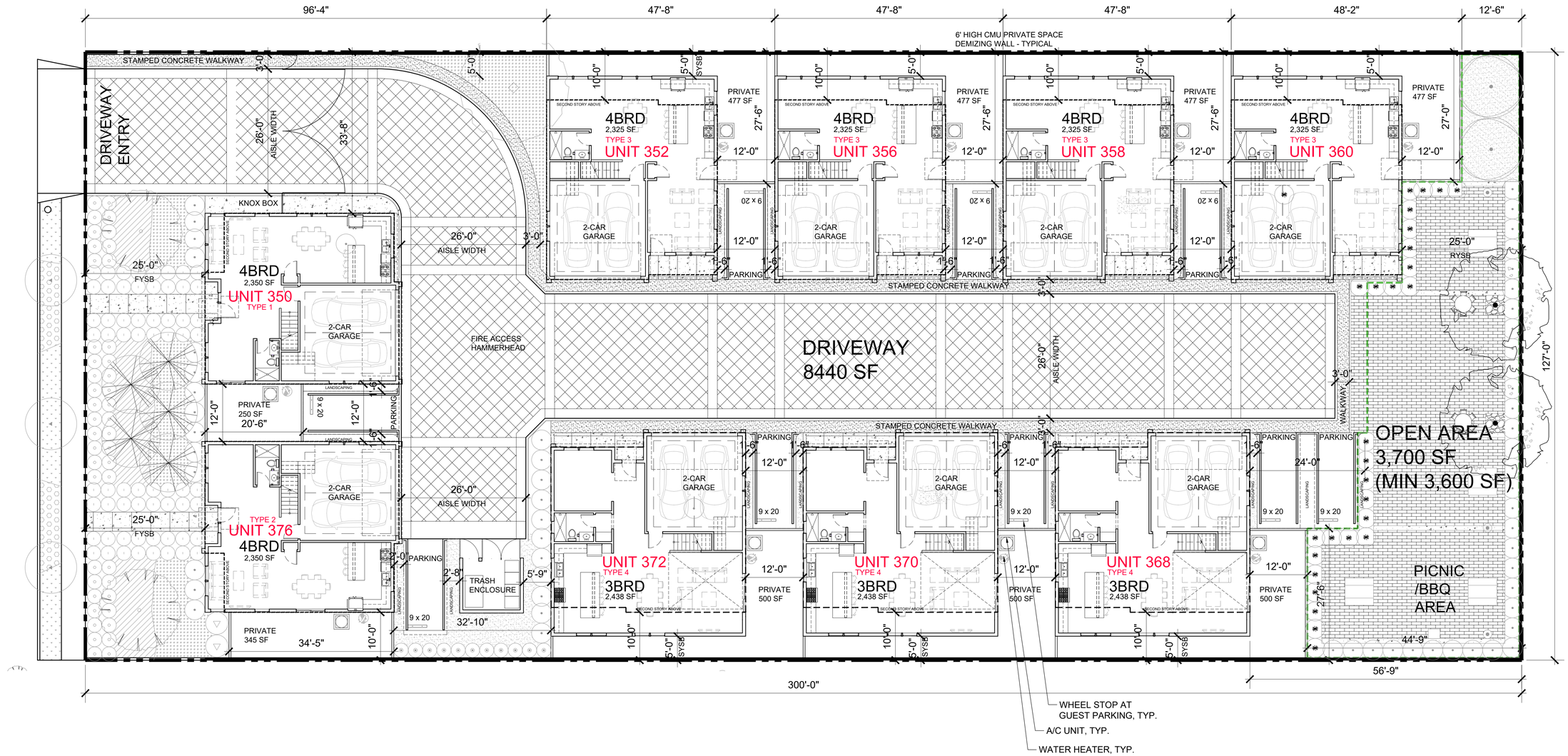
N

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

SITE PLAN | A1.0



338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

FIRST FLOOR PLAN | A1.1

0' 10' 20' 40' 50'

SCALE: 3/32" = 1'-0"

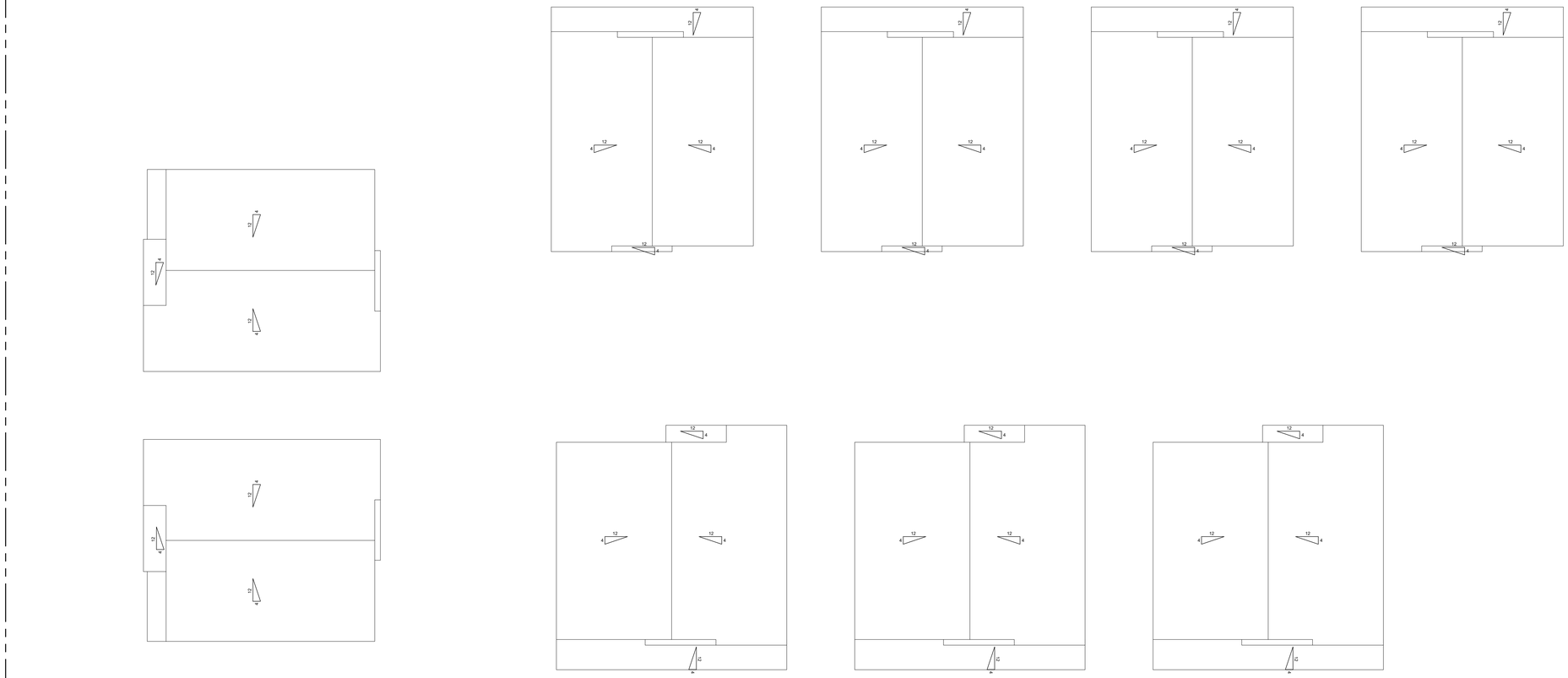
N

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

SECOND FLOOR PLAN | A1.2



0' 10' 20' 40' 50'

SCALE: 3/32" = 1'-0"

N

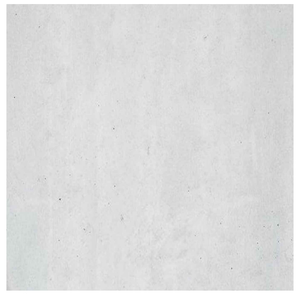
338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN

NINE TOWNHOUSES

TAG DESIGN WORKS

ROOF PLAN | A1.3



1 SMOOTH FINISH STUCCO

2 LIGHT SAND FINISH STUCCO

3 BATTEN BOARD EXTERIOR

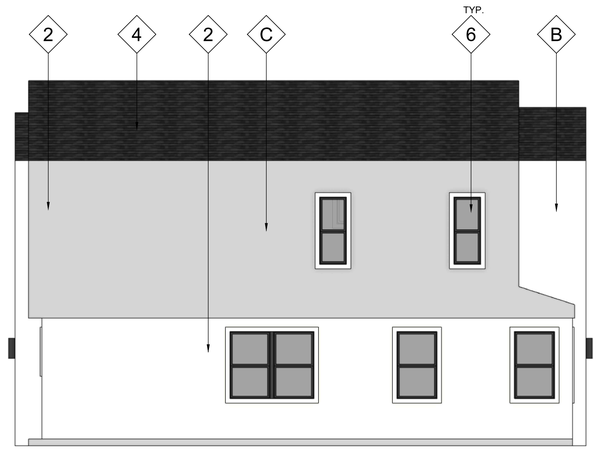
4 ASPHALT SHINGLE

F GRAY - RGB 155, 157, 161

G GRAPHITE - RGB 95, 90, 89

KEYNOTE LEGEND		
1	SMOOTH FINISH STUCCO	
2	LIGHT SAND FINISH STUCCO	
3	BATTEN BOARD EXTERIOR	
4	ASPHALT SHINGLE	
5	NOT USE	
6	VINYL WINDOW	
7	ALUMINUM FRAME GLASS DOOR	
8	METAL GUARDRAIL	
9	VINYL SLIDING DOOR	
10		
11		
12		
13		

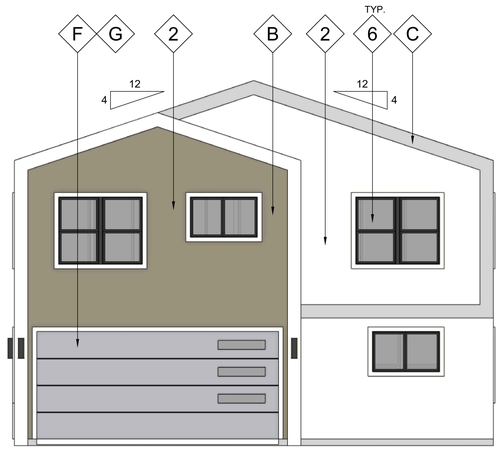
Maximum Building Height, as defined in the Irvine Zoning Ordinance sec. 3-9-1, states: Architectural features, antennae, Wireless Communication Facilities and flagpoles shall be permitted to exceed the maximum building height by ten feet, or by up to 15 feet for Class 4 antennae.



RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION

A DUNN EDWARDS DE5244 "MELTED COPPER"

B DUNN EDWARDS DE6232 "ABSTRACT WHITE"

C DUNN EDWARDS DEC770 "DRIFTING"

D DUNN EDWARDS DE6230 "CENTER RIDGE"

SCALE: 3/16" = 1'-0"

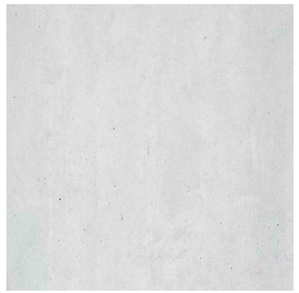
338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

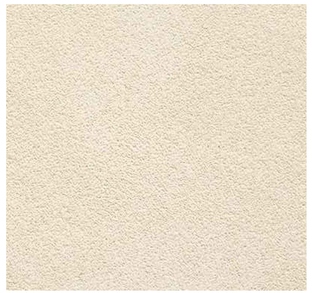
TAG DESIGN WORKS

BUILDING ELEVATION: UNIT 350

A2.1



1 SMOOTH FINISH STUCCO



2 LIGHT SAND FINISH STUCCO

3 BATTEN BOARD EXTERIOR

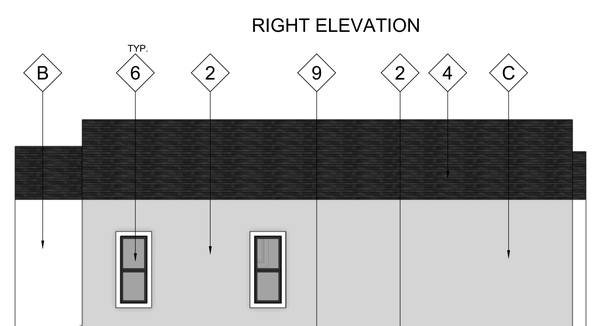
4 ASPHALT SHINGLE

F GRAY - RGB 155, 157, 161

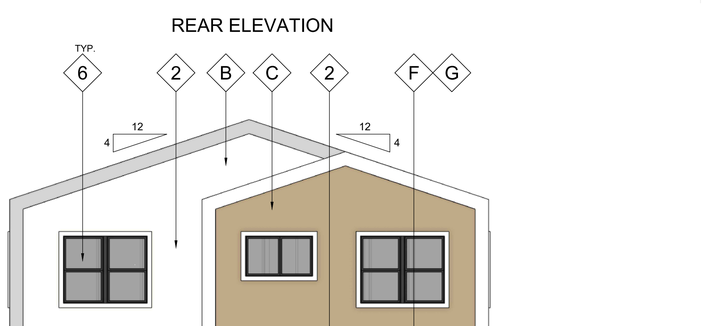
G GRAPHITE - RGB 95, 90, 89

KEYNOTE LEGEND		
1	SMOOTH FINISH STUCCO	
2	LIGHT SAND FINISH STUCCO	
3	BATTEN BOARD EXTERIOR	
4	ASPHALT SHINGLE	
5	NOT USE	
6	VINYL WINDOW	
7	ALUMINUM FRAME GLASS DOOR	
8	METAL GUARDRAIL	
9	VINYL SLIDING DOOR	
10		
11		
12		
13		

Maximum Building Height, as defined in the Irvine Zoning Ordinance sec. 3-9-1, states: Architectural features, antennae, Wireless Communication Facilities and flagpoles shall be permitted to exceed the maximum building height by ten feet, or by up to 15 feet for Class 4 antennae.



RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

A DUNN EDWARDS DE5244 "MELTED COPPER"

B DUNN EDWARDS DE6232 "ABSTRACT WHITE"

C DUNN EDWARDS DEC770 "DRIFTING"

D DUNN EDWARDS DE6208 "TUSCAN MOSAIC"

SCALE: 3/16" = 1'-0"

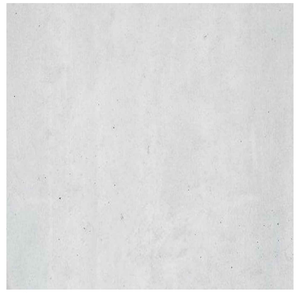
338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

BUILDING ELEVATION: UNIT 376

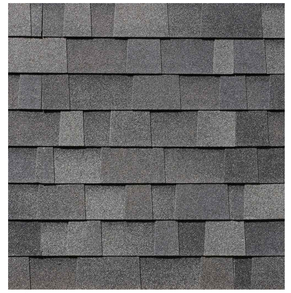
A2.2



1 SMOOTH FINISH STUCCO

2 LIGHT SAND FINISH STUCCO

3 BATTEN BOARD EXTERIOR



4 ASPHALT SHINGLE

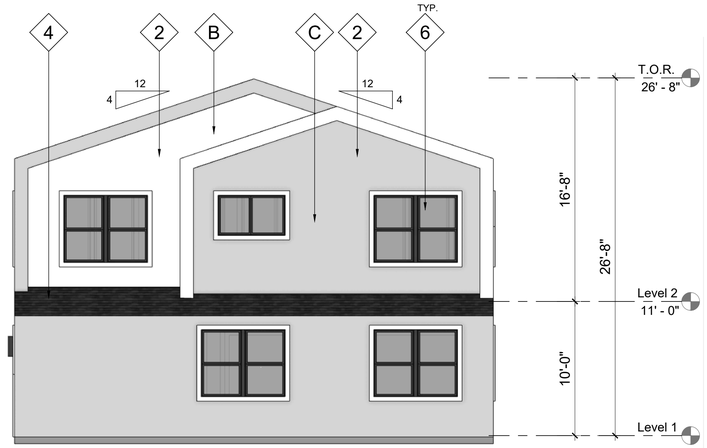
F GRAY - RGB 155, 157, 161

G GRAPHITE - RGB 95, 90, 89

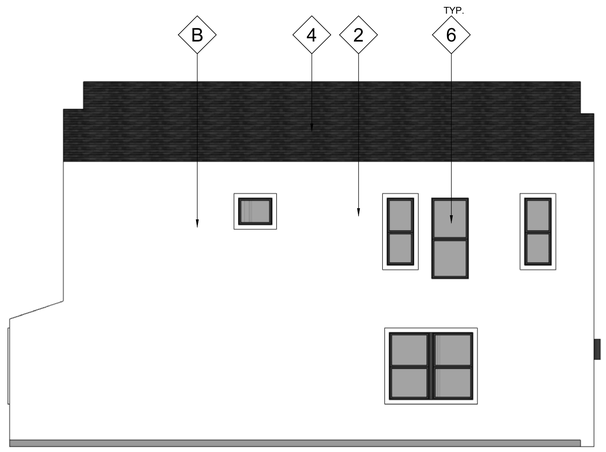
KEYNOTE LEGEND		
1	SMOOTH FINISH STUCCO	
2	LIGHT SAND FINISH STUCCO	
3	BATTEN BOARD EXTERIOR	
4	ASPHALT SHINGLE	
5	NOT USE	
6	VINYL WINDOW	
7	ALUMINUM FRAME GLASS DOOR	
8	METAL GUARDRAIL	
9	VINYL SLIDING DOOR	
10		
11		
12		
13		

Maximum Building Height, as defined in the Irvine Zoning Ordinance sec. 3-9-1, states: Architectural features, antennae, Wireless Communication Facilities and flagpoles shall be permitted to exceed the maximum building height by ten feet, or by up to 15 feet for Class 4 antennae.

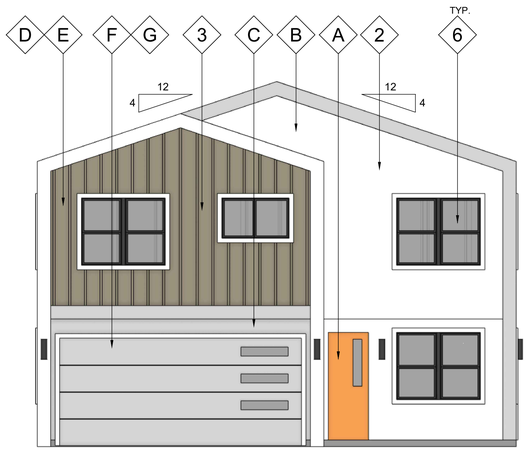
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

A DUNN EDWARDS DE5244 "MELTED COPPER"

B DUNN EDWARDS DE6232 "ABSTRACT WHITE"

C DUNN EDWARDS DEC770 "DRIFTING"

D DUNN EDWARDS DE6208 "TUSCAN MOSAIC" OPTION 1

E DUNN EDWARDS DE6230 "CENTER RIDGE" OPTION 2

0' 5' 10' 20' 25'

SCALE: 3/16" = 1'-0"

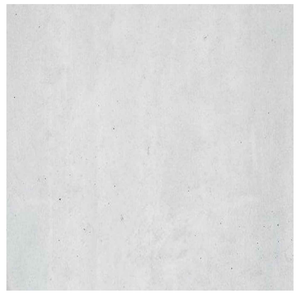
338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

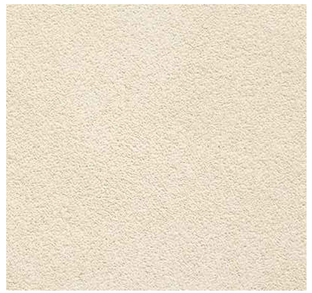
TAG DESIGN WORKS

BUILDING ELEVATION: UNIT 352, 356, 358, 360

A2.3



1 SMOOTH FINISH STUCCO



2 LIGHT SAND FINISH STUCCO

3 BATTEN BOARD EXTERIOR

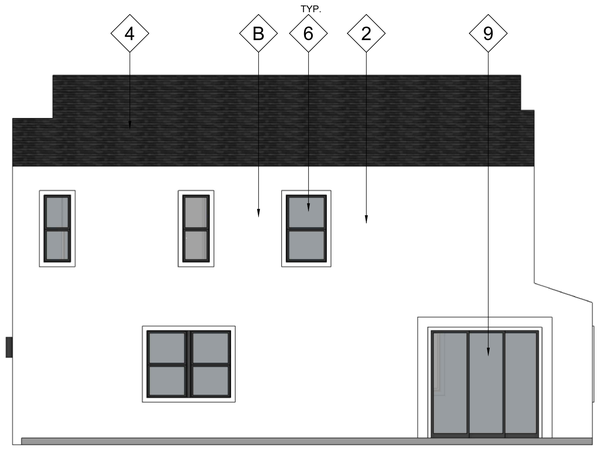
4 ASPHALT SHINGLE

F GRAY - RGB 155, 157, 161

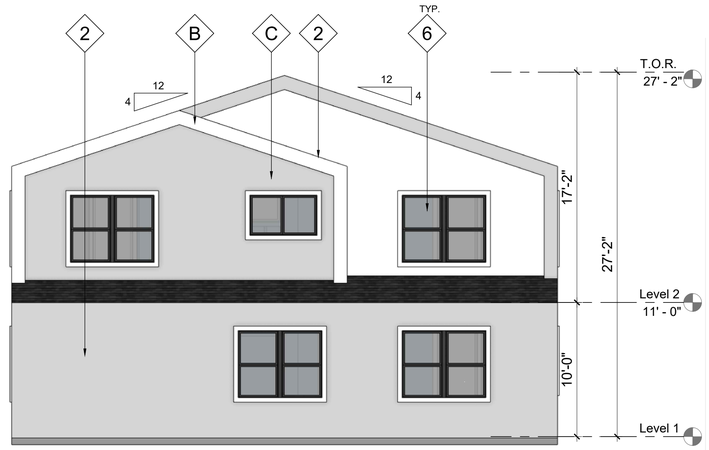
G GRAPHITE - RGB 95, 90, 89

KEYNOTE LEGEND		
1	SMOOTH FINISH STUCCO	
2	LIGHT SAND FINISH STUCCO	
3	BATTEN BOARD EXTERIOR	
4	ASPHALT SHINGLE	
5	NOT USE	
6	VINYL WINDOW	
7	ALUMINUM FRAME GLASS DOOR	
8	METAL GUARDRAIL	
9	VINYL SLIDING DOOR	
10		
11		
12		
13		

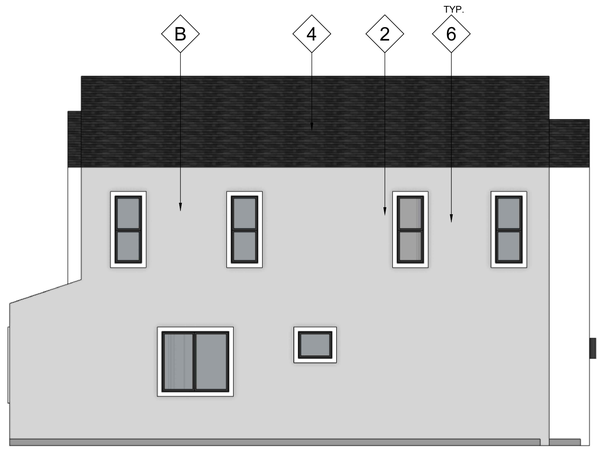
Maximum Building Height, as defined in the Irvine Zoning Ordinance sec. 3-9-1, states: Architectural features, antennae, Wireless Communication Facilities and flagpoles shall be permitted to exceed the maximum building height by ten feet, or by up to 15 feet for Class 4 antennae.



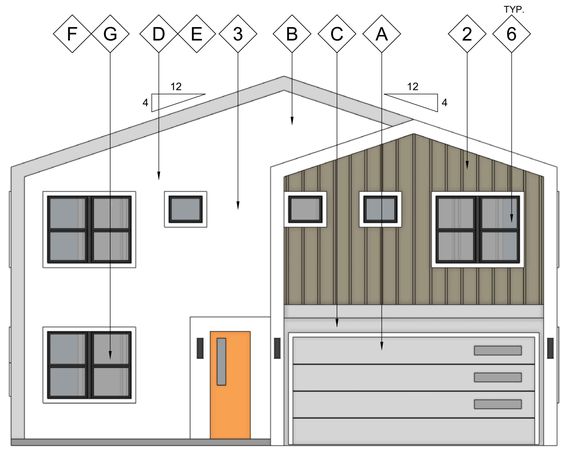
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

A DUNN EDWARDS DE5244 "MELTED COPPER"

B DUNN EDWARDS DE6232 "ABSTRACT WHITE"

C DUNN EDWARDS DEC770 "DRIFTING"

D DUNN EDWARDS DE6200 "HANDWOVEN" OPTION 1

E DUNN EDWARDS DE6230 "CENTER RIDGE" OPTION 2

0' 5' 10' 20' 25'

SCALE: 3/16" = 1'-0"

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

BUILDING ELEVATION: UNIT 368, 370, 372

A2.4

UNIT 368

UNIT 360

INNER COURTYARD VIEW (FRONT UNITS)

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

BUILDING AXONOMETRIC VIEW: SOUTHWEST

A2.5

INNER COURTYARD VIEW (NORTH FACING UNITS)

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

BUILDING AXONOMETRIC VIEW: SOUTHEAST

A2.6

STREET VIEW (FRONT UNITS)

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

BUILDING AXONOMETRIC VIEW: NORTHEAST

A2.7

INNER COURTYARD VIEW (SOUTH FACING UNITS)

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

BUILDING AXONOMETRIC VIEW: NORTHWEST

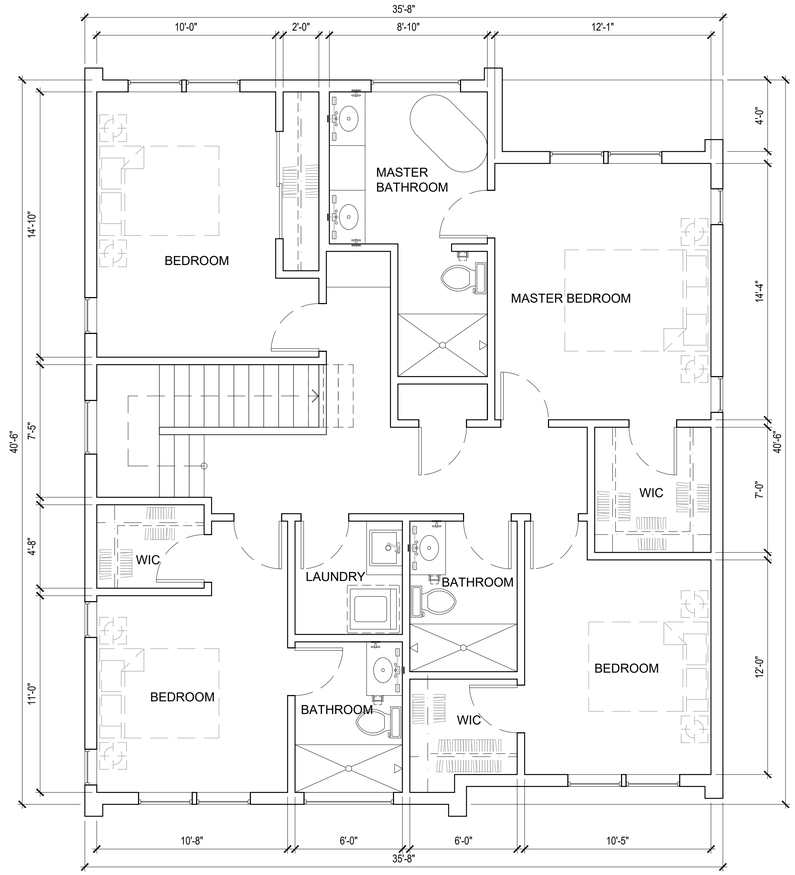
A2.8

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

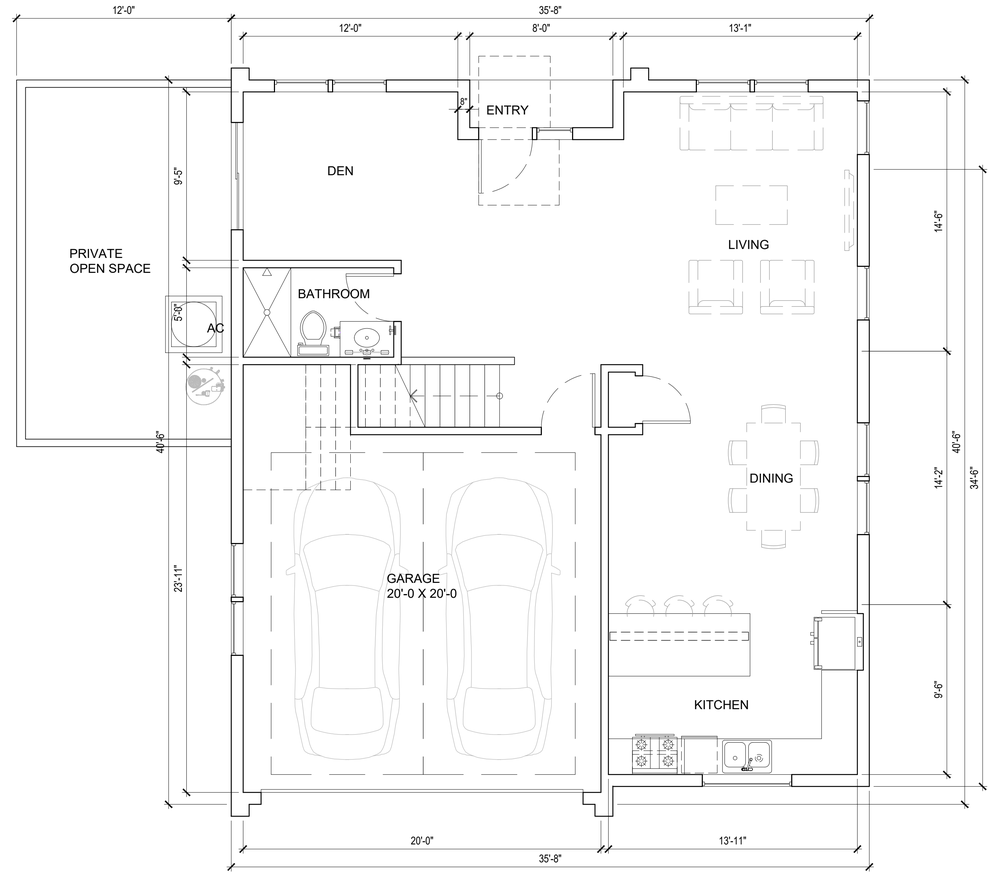
TAG DESIGN WORKS

BUILDING 3D VIEWS | A2.9



4-BEDROOM DEN 2ND FLR. 2

SCALE: 1/4" = 1'-0"



4-BEDROOM DEN UNIT 1ST FLR. 1

SCALE: 1/4" = 1'-0"

UNIT SIZE:
2,350 S.F.

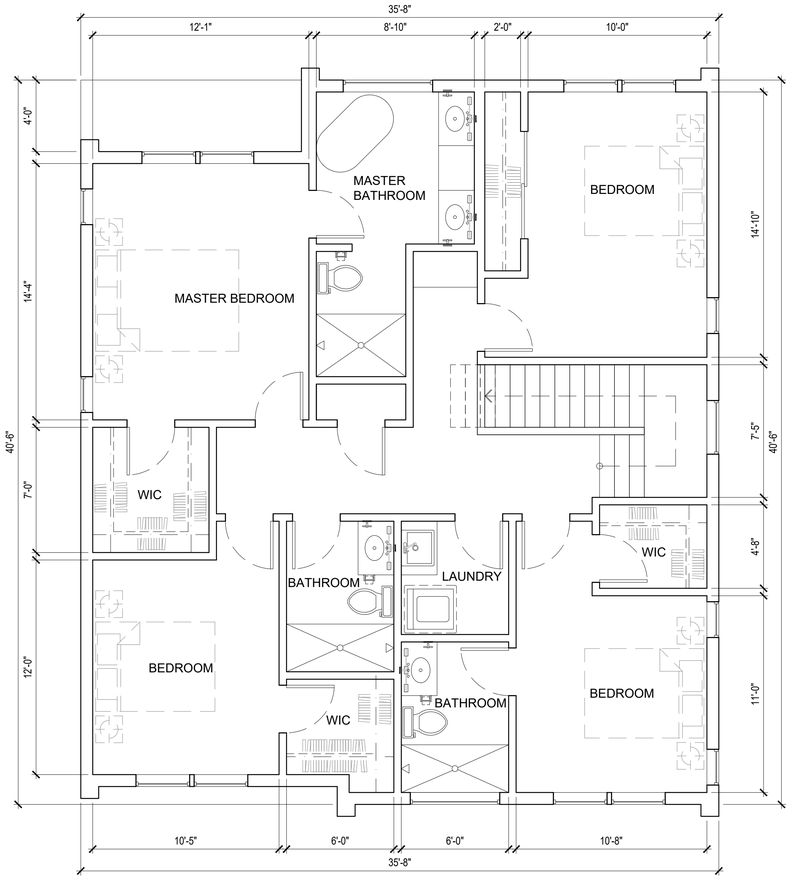
0' 4' 8' 16'
SCALE: 1/4" = 1'-0"

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

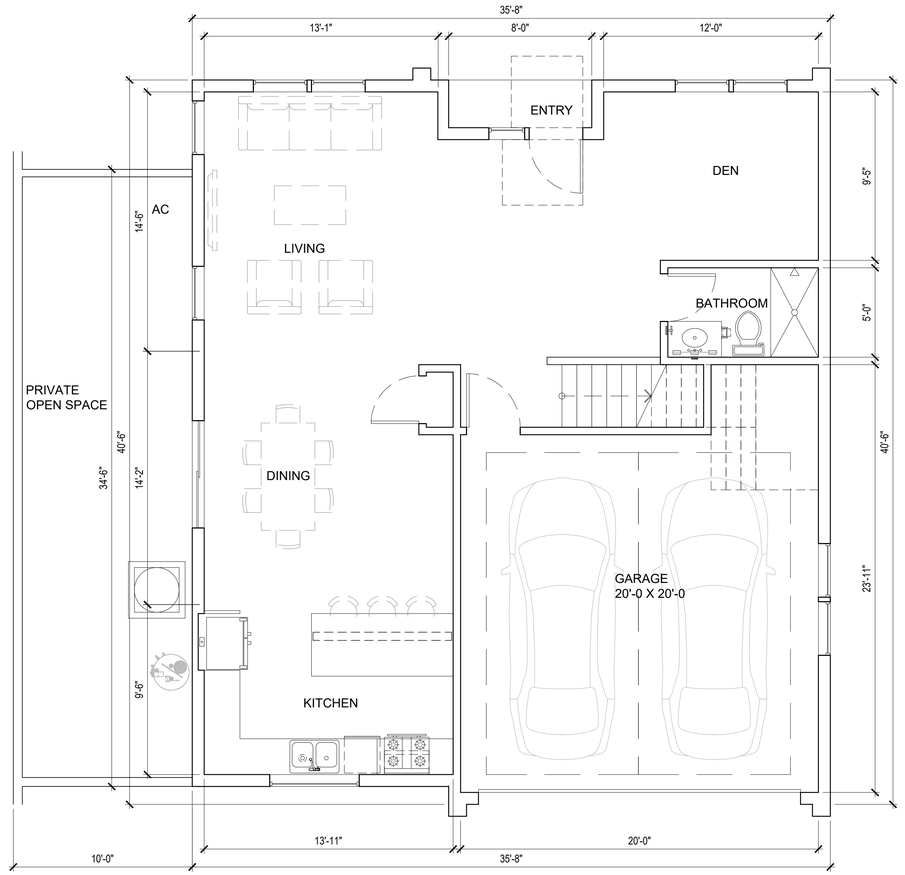
TAG DESIGN WORKS

UNIT 350 PLANS | A4.1



4-BEDROOM DEN 2ND FLR. 2

SCALE: 1/4" = 1'-0"



4-BEDROOM DEN UNIT 1ST FLR. 1

SCALE: 1/4" = 1'-0"

UNIT SIZE:
2,350 S.F.

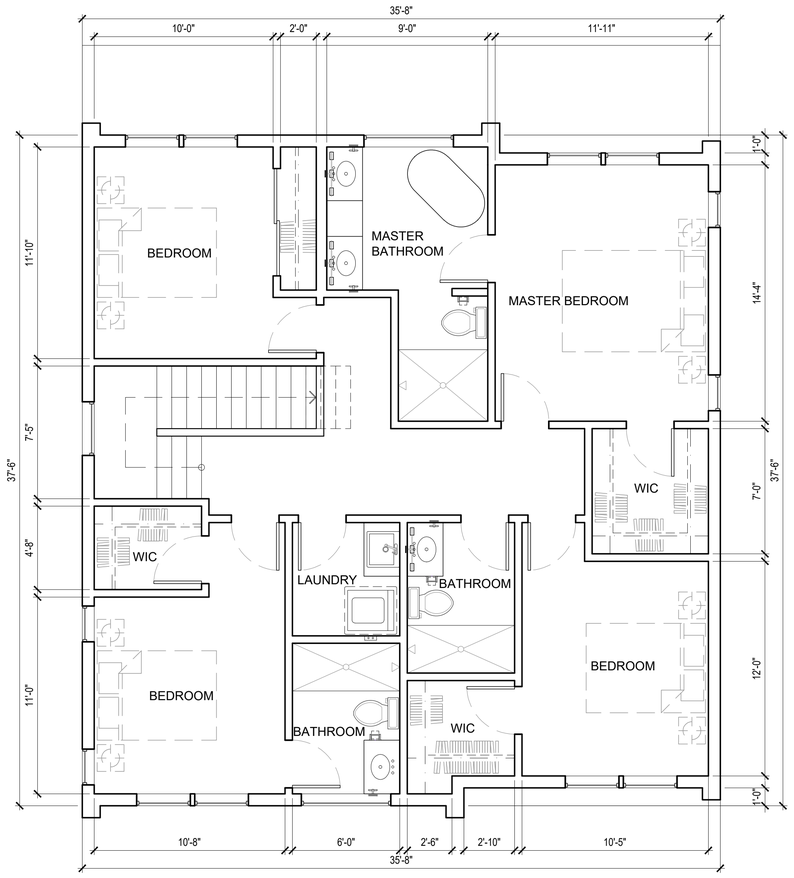
0' 4' 8' 16'
SCALE: 1/4" = 1'-0"

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

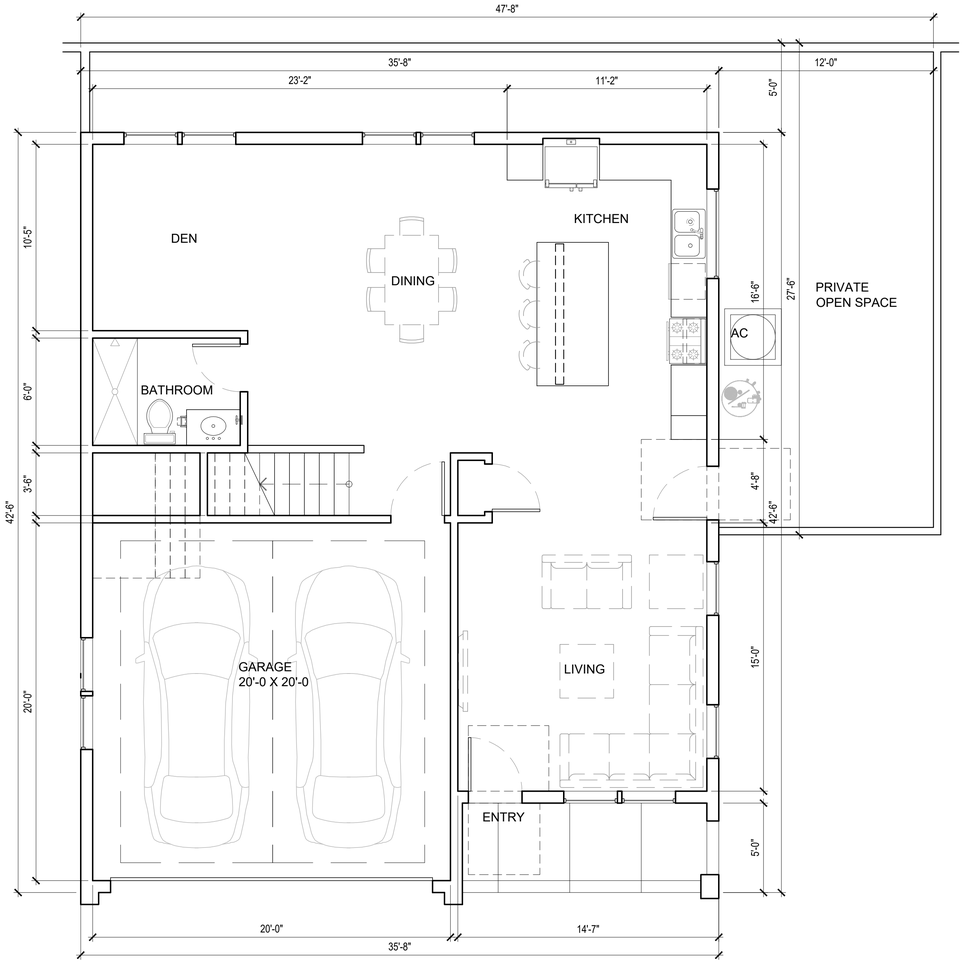
TAG DESIGN WORKS

UNIT 376 PLANS | A4.2



4-BEDROOM DEN 2ND FLR. 2

SCALE: 1/4" = 1'-0"



4-BEDROOM DEN UNIT 1ST FLR. 1

SCALE: 1/4" = 1'-0"

UNIT SIZE:
2,325 S.F.

0' 4' 8' 16'
SCALE: 1/4" = 1'-0"

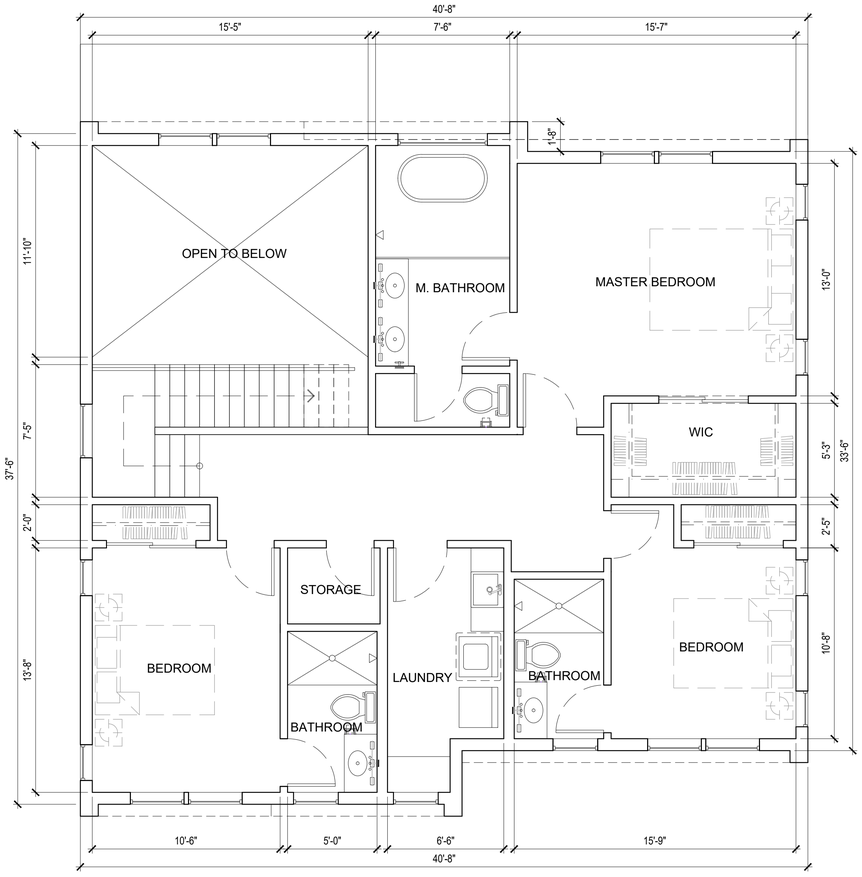
338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

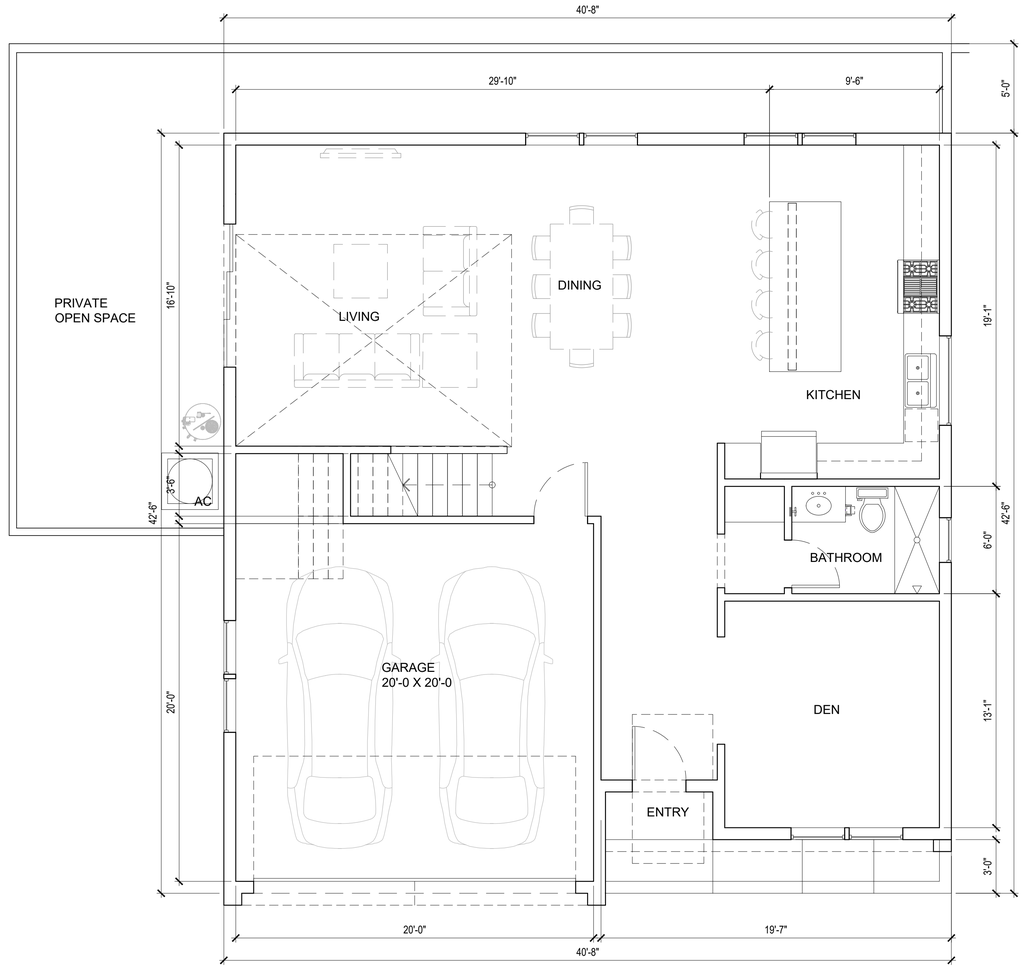
UNIT 352, 356, 358, 360 PLANS

A4.3



4-BEDROOM DEN 2ND FLR. 2

SCALE: 1/4" = 1'-0"



4-BEDROOM DEN UNIT 1ST FLR. 1

SCALE: 1/4" = 1'-0"

UNIT SIZE:
2,438 S.F.

0' 4' 8' 16'
SCALE: 1/4" = 1'-0"

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

UNIT 368, 370, 372 PLANS

A4.4

A DUNN EDWARDS DE5244 "MELTED COPPER"

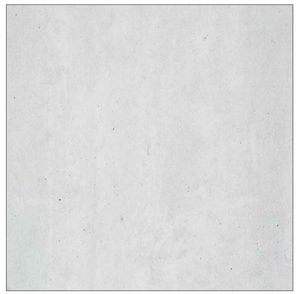
C DUNN EDWARDS DEC770 "DRIFTING"

E DUNN EDWARDS DE6230 "CENTER RIDGE" OPTION 2

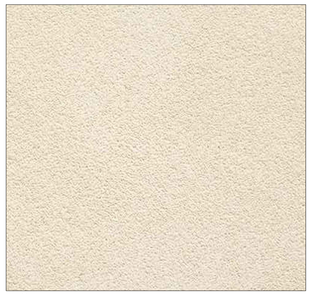
B DUNN EDWARDS DE6232 "ABSTRACT WHITE"

D DUNN EDWARDS DE6202 "TUSCAN MOSAIC" OPTION 1

PAINT COLORS

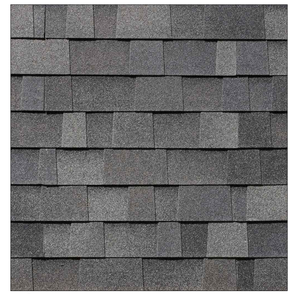


1 SMOOTH FINISH STUCCO



2 LIGHT SAND FINISH STUCCO

3 BATTEN BOARD EXTERIOR



4 ASPHALT SHINGLE

MATERIALS

F GRAY - RGB 155, 157, 161

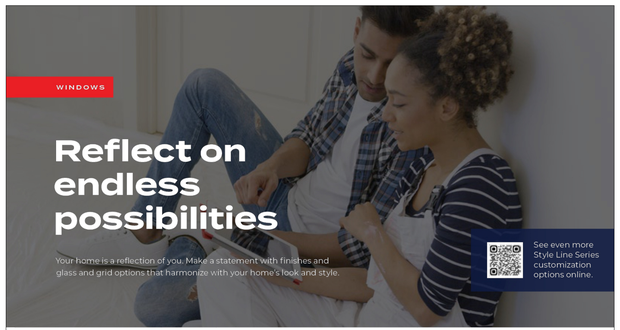
G GRAPHITE - RGB 95, 90, 89

GARAGE DOOR COLORS

FRONT DOOR

VINYL WINDOW

EXTERIOR LIGHT FIXTURE



VINYL WINDOW

GARAGE DOOR

338-346 Sefton Avenue, Monterey Park

CONCEPTUAL DESIGN
NINE TOWNHOUSES

TAG DESIGN WORKS

MATERIALS | M1.0

TENTATIVE MAP NO. 084721

IN CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 7, BLOCK "Q" OF TRACT NO. 786, AS PER MAP RECORDED IN BOOK 16, PAGE 58 AND 59 IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.
FOR CONDOMINIUM PURPOSE

OWNER/SUBDIVIDER

338 SEFTON LLC
1032 ENCANTO DR
ARCADIA, CA 91007
TEL: (626) 688-6359

PREPARED BY

HANK JONG, PE
EGL ASSOCIATE, INC.
11819 GOLDRING ROAD, UNIT A
TEL: (626) 263-3588

NOTES

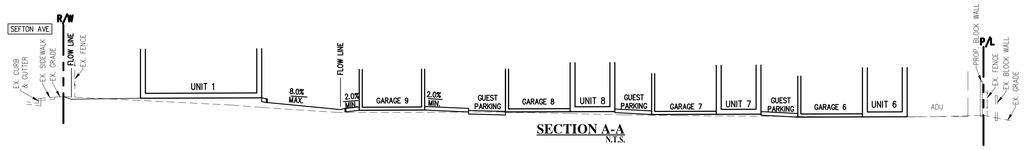
ZONING: R-3 (PRESENT)
ZONING: R-3 (PROPOSED)
APN: 5259-007-064 & 065
NO. OF EX. LOT: 2
NO. OF PROP. LOT: 1
NO. OF EX. UNITS: 0
NO. OF PROP. UNITS: 11
NO. OF PROP. PARKING: 27 (18 GARAGE AND 9 GUEST)
NO. OF PROP. FLOORS: 2 STORIES
AREA OF LOT: 38,109 SQ. FT. (0.87 ACRE)

BENCHMARK

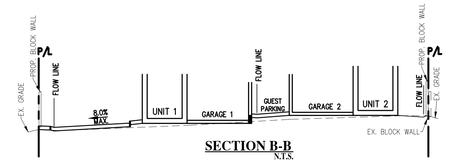
COUNTY BENCHMARK LY6710
CSBM MON IN WELL 3.3 FT E/O E CF @ SE COR EMERSON AVE & ALHAMBRA AVE 31 FT S/O & 29.5 FT E/O C/L IN MKD (BM 31-19 1953 RE 63)
ELEV 383.369
SURVEY WAS CONDUCTED BY ALFRED J. THEWELL, LS 6999 ON JUL 11, 2024, MANAGED BY HANK JONG.

UTILITY SERVICE

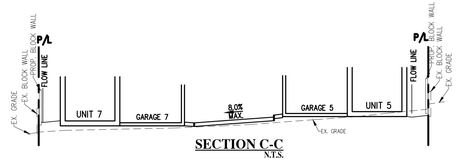
WATER ------ CITY OF MONTEREY PARK WATER DIVISION
SEWER ------ COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS ------ SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL ------ SOUTHERN CALIFORNIA EDISON
TELEPHONE ------ AT&T
SCHOOL ------ GRAVEY SCHOOL DISTRICT
FIRE ------ CITY OF MONTEREY PARK FIRE DEPARTMENT
POLICE ------ CITY OF MONTEREY PARK POLICE DEPARTMENT



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



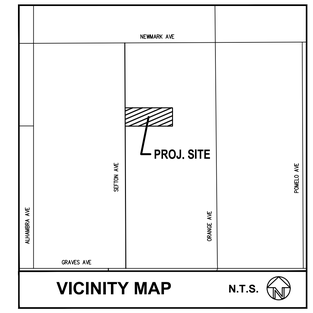
SECTION C-C
N.T.S.

CONSTRUCTION NOTES

1. PROP. DRIVEWAY APPROACH.
2. PROP. NEW CURB & GUTTER.
3. PROP. CONC. DRIVEWAY.
4. PROP. CONC. WALKWAY.
5. PROP. PARKWAY DRAIN.
6. PROP. WATER METER.
7. PROP. SEWER CLEAN OUT.
8. PROP. SEWER LATERAL.
9. PROP. SUMP PUMP.
10. PROP. AREA DRAIN.
11. PROP. CATCH BASIN.
12. PROP. DRAINAGE PIPE.
13. PROP. 6' CMU WALL.

NORTH

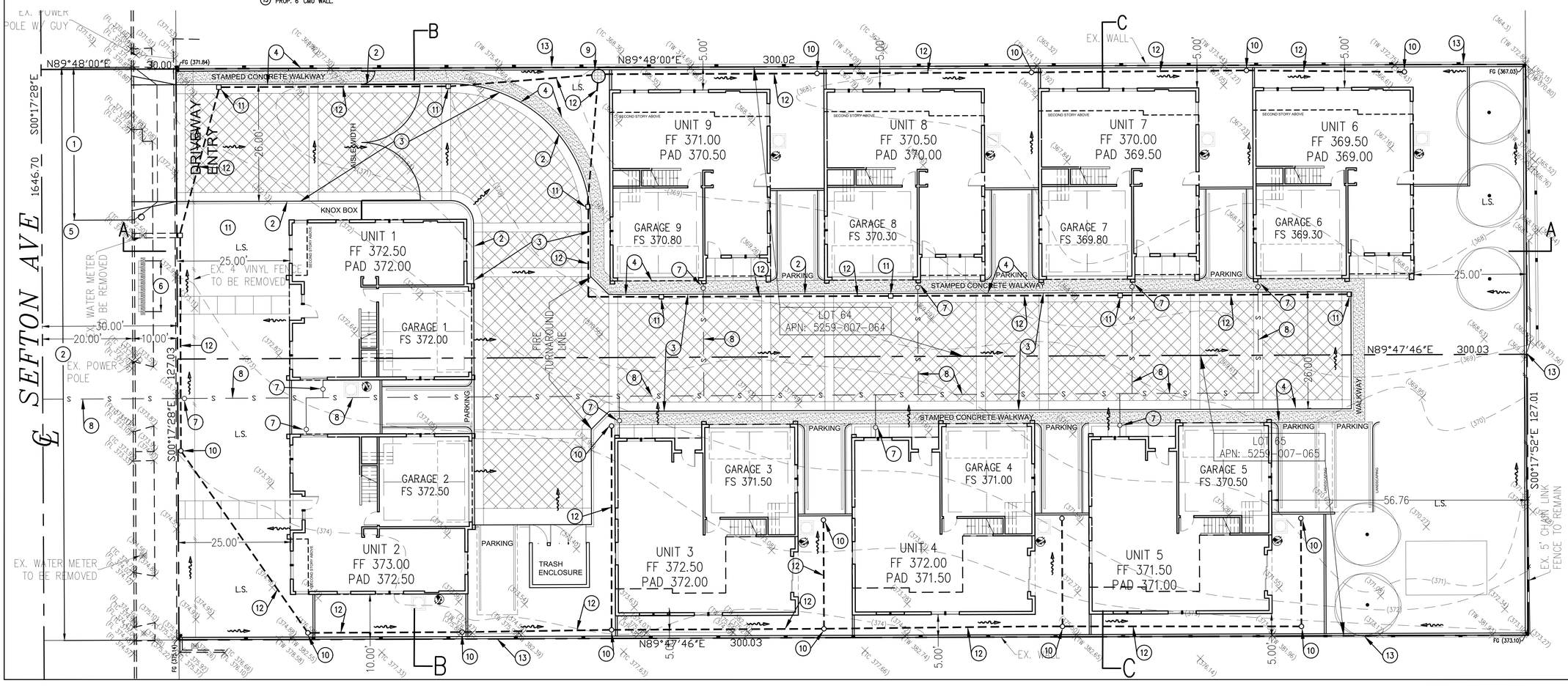
SCALE:1"=10'-0"



VICINITY MAP N.T.S.

LEGEND

(453.63) ..... EXISTING ELEVATION
453.00 ..... PROPOSED ELEVATION
(455) ..... EXISTING CONTOUR
DRAINAGE PATTERN
PROPERTY LINE
PROPOSED WALL
EXISTING FENCE
WM ..... WATER METER
AREA DRAIN
CATCH BASIN
PROP. DRAIN PIPE
EXISTING BLOCK WALL
PROP. SUMP PUMP
PROP. ..... PROPOSED
EX. ..... EXISTING
TG ..... TOP GRATE
INV ..... INVERT ELEVATION
FS ..... FINISH SURFACE
FL ..... FLOW LINE
FG ..... FINISH GRADE
FF ..... FINISH FLOOR
HP ..... HIGH POINT
TC ..... TOP OF CURB
L.S. ..... LANDSCAPE



PROJECT LOCATION:
9-UNIT CONDO
338 & 346 SEFTON AVE
MONTEREY PARK, CA 91755
APN: 5259-007-064 & 065

These drawings and the accompanying specifications are and shall remain the property of EGL Associates, Inc. (EGL) whether the project for which they are prepared is executed or not. They are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of EGL. Visual contact with these drawings or specifications shall constitute prima facie evidence of the acceptance of these restrictions.

REVISIONS	BY
03/25/2026	SH

RELEASED DATE

PREPARED FOR:
338 SEFTON LLC
1032 ENCANTO DR
ARCADIA, CA 91007
TEL: (626) 688-6359

EGL Associates, Inc.
11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006
Tel: (626)263-3588
Fax: (562)263-3599

REGISTERED PROFESSIONAL ENGINEER — HANK NGING-KI JONG — 45846 — CIVIL — STATE OF CALIFORNIA

DRAWN	BL
CHECKED	HJ
DATE	12/16/2024
JOB NO.	24-227-001
SCALE	1"=10'
FILE	
DRAWING	1 of 1

T-1

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
	Geijera parviflora	Australian Willow	24"box	1		low 0.3
LM	Lophostemon confertus	Brisbane Box	24"box	5		low 0.3
	Olea europea	Olive	24"box	2	fruitless	low 0.3
	Ulmus parvifolia	Chinese Elm	24"box	2		low 0.3
	Street tree	Per City req.	24"box	3		low 0.3

Irrigation water supply type: Potable water supply

A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

For soils less than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of 4 cubic yards per 1,000 sf of permeable area shall be incorporated to a depth of 6" into soil.

Recirculating water systems shall be used for water features.

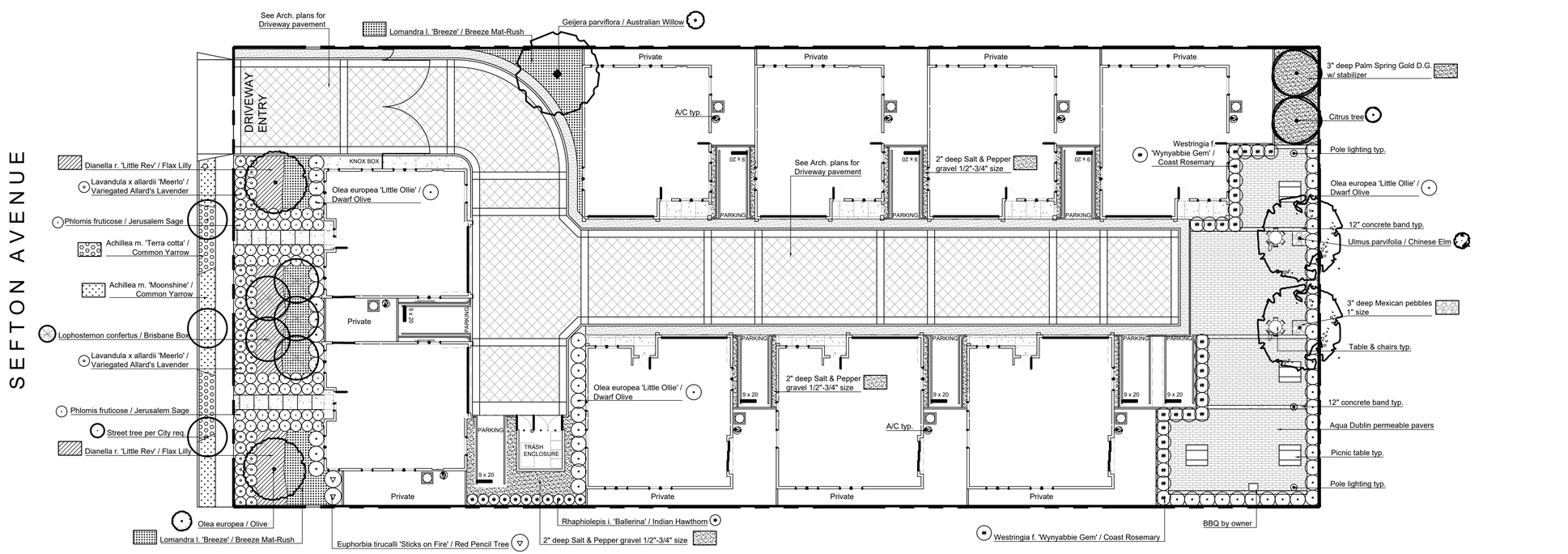
NOTE:
All groundcover areas where plants are 3'oc or greater to have geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
	Achillea m. 'Moonshine'	Common Yarrow	5-gal	24"oc		low 0.3
	Achillea m. 'Terra cotta'	Common Yarrow	5-gal	24"oc		low 0.3
	Dianella r. 'Little Rev'	Flax Lilly	5-gal	24"oc		low 0.3
	Euphorbia tirucalli 'Sticks on Fire'	Red Pencil Tree	5-gal	7		low 0.3
	Lavandula x allardii 'Meerlo'	Variegated Allard's Lavender	5-gal	44		low 0.3
	Lomandra l. 'Breeze'	Breeze Mat-Rush	5-gal	30"oc		low 0.3
	Olea europea 'Little Ollie'	Dwarf Olive	5-gal	22		low 0.3
	Phlomis fruticose	Jerusalem Sage	5-gal	64		low 0.3
	Rhaphiolepis i. 'Ballerina'	Indian Hawthorn	5-gal	11		low 0.3
	Westringia f. 'Wynyabbie Gem'	Coast Rosemary	5-gal	11		low 0.3



REVISIONS	DATE
1.	2.28.25
2.	5.15.25
3.	3.26.26
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YAEL Lir
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Cell 323.757.6412
yael@yaellir.com

9 UNITS
338-346 STEFTON AVE.
MONTEREY PARK, CA

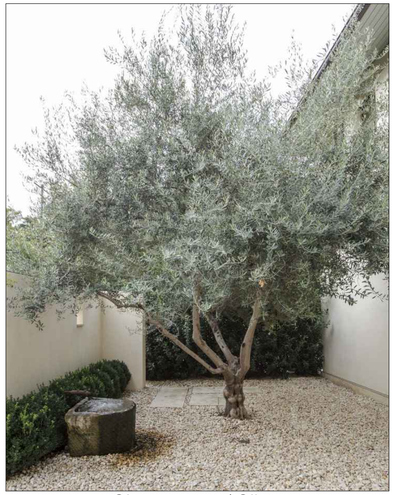
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
PAEL LTR 3731
Signature
12-31-26
Renewal Date
Date
STATE OF CALIFORNIA

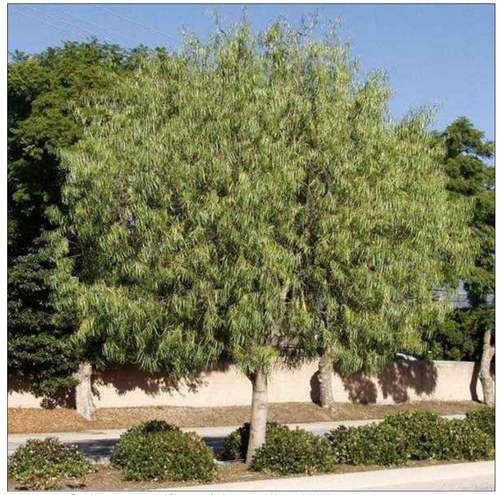
DATE:	DEC. 13, 2024
SCALE:	1/16"=1'-0"
JOB NUMBER:	255724
DRAWN BY:	

L-1

Lophostemon confertus /
Brisbane Box



Olea europea / Olive



Geijera parviflora / Australian Willow

Ulmus parvifolia / Chinese Elm

Dianella r. 'Little Rev' /
Flax Lilly

Euphorbia tirucalli 'Sticks on Fire' /
Red Pencil Tree

Lavandula x allardii 'Meerlo' /
Variegated Allard's Lavender

Lomandra l. 'Breeze' /
Breeze Mat-Rush

Westringia f. 'Wynyabbie Gem' /
Coast Rosemary

Olea europea 'Little Ollie' / Dwarf Olive

Phlomis fruticose /
Jerusalem Sage

Achillea m. 'Terra cotta' /
Common Yarrow

Achillea m. 'Moonshine' /
Common Yarrow

Rhaphiolepis i. 'Ballerina' /
Indian Hawthorn

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9 UNITS
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MONTEREY PARK, CA

PLANT PHOTOS

LICENSED LANDSCAPE ARCHITECT
REG. L'IR 3777
Signature
12-31-27
Renewal Date
Date
STATE OF CALIFORNIA

DATE:	DEC. 13, 2024
SCALE:	1/16"=1'-0"
JOB NUMBER:	255724
DRAWN BY:	

L-2

SELUX LIGHT LEGEND

SYM.	NAME	LED	WATTS	FINISH	REMARKS
◉	Mistella	3000 kelvin	35	Silver	14' pole

Andrew Crane
PLP
661.505.3670
Acrane@plpsocal.com

FX LUMINAIRE LIGHT LEGEND

SYM.	NAME	LED #	WATTS	FINISH	REMARKS
✚	VS Up Light	3	4.2	Camo Bronze	w/ brow cover
⬓	LC Up Light	9	11.2	Camo Bronze	
▣	MP-30	3	4.2	Camo Bronze	

Tel: 714.782.9248
DAVID OSBORN

Transformers/Timer by FX Luminaire:
T-1 LX-300-SS

LIGHTING NOTES

Landscape lighting system to be powered, and shut off by timer.
Use 12-2 wire on 12V system.
Fixtures shall be placed subsequent to planting.
Lamping shall be done upon completion of plant material installation approved by the Landscape Architect.

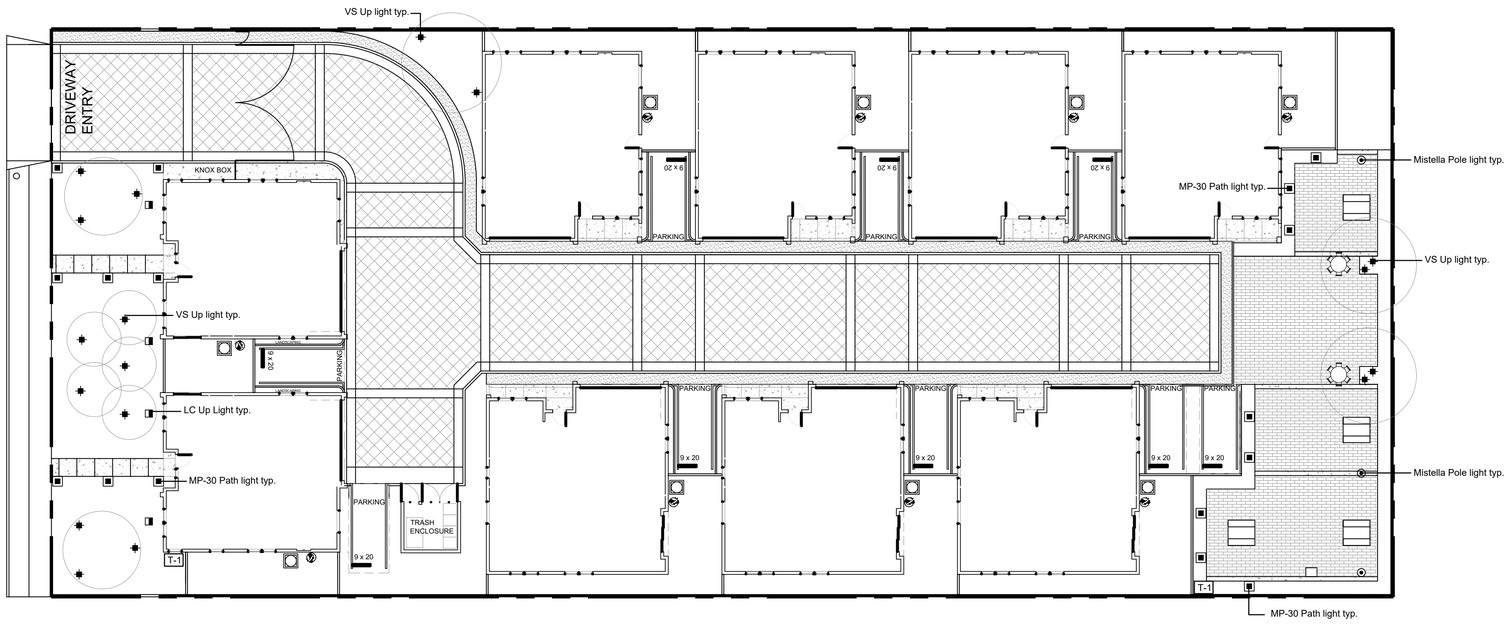
✚ VS Up light

⬓ LC Up light

▣ MP-30 Path light

◉ Mistella Pole light

SEFTON AVENUE



0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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yael@yaellir.com

9 UNITS
338-346 STEFTON AVE.
MONTEREY PARK, CA

LIGHTING PLAN

LICENSED LANDSCAPE ARCHITECT
YAEL LIR 3177
Signature
12-31-27
Renewal Date
Date
STATE OF CALIFORNIA

DATE: DEC. 13, 2024
SCALE: 1/16"=1'-0"
JOB NUMBER: 255724
DRAWN BY:

L-3

Global Industrial			
Item	Collection	Model No.	Color
Picnic table	46" Round	WB277590GY	Gray

Globalindustrial.com
tel: 888.978.7759

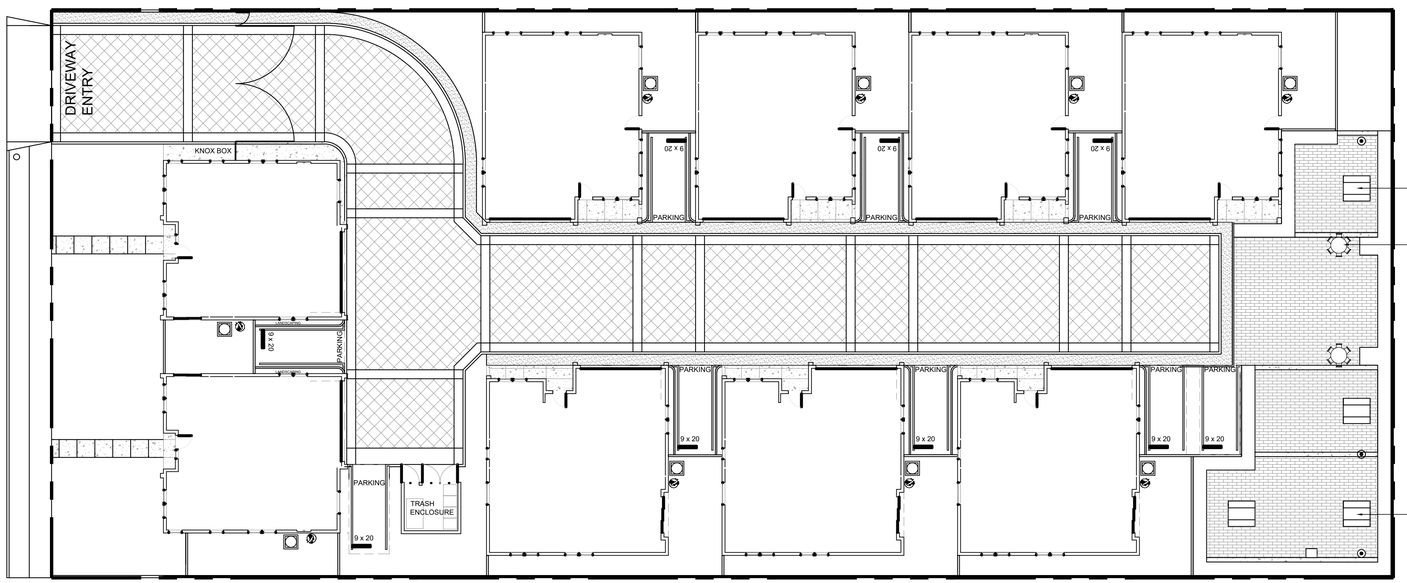
46" Round Picnic Table

Belson			
Item	Collection	Model No.	Color
Picnic table	E-series Rectangle	238-EV6	Green

Belson.com
tel: 800.323.5664

E-Series Rectangular Table

SEFTON AVENUE



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9 UNITS
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MONTEREY PARK, CA

SITE FURNISHING

LICENSED LANDSCAPE ARCHITECT
PAEL LTR 3731
Signature
12-31-22
Renewal Date
Date
STATE OF CALIFORNIA

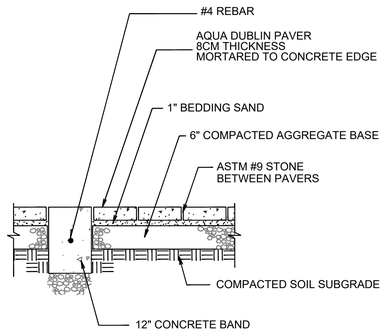
DATE:	DEC. 13, 2024
SCALE:	1/16"=1'-0"
JOB NUMBER:	255724
DRAWN BY:	

L-4

Oldcastle			
Description	Size	Color	Remarks
Aqua Dublin	3 piece pattern	Rio Blend	Permeable

Rory McCloskey
Oldcastle
tel: 909.347.9184
Rory.McCloskey@oldcastle.com

Aqua Dublin Paver



PAVER DETAIL
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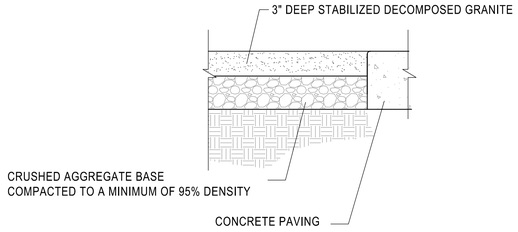
FILE: FILENAME



D.G. W/ STABILER
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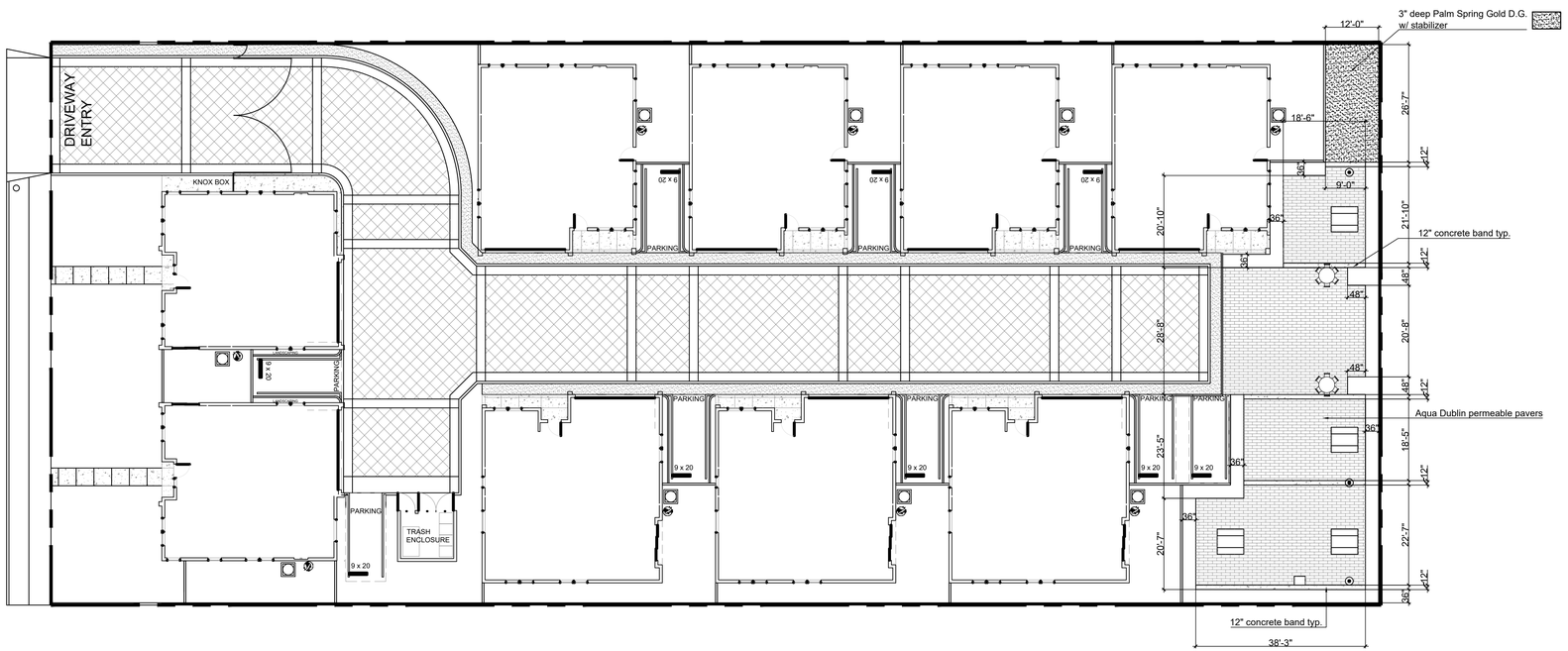
FILE: FILENAME

SEFTON AVENUE



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9 UNITS
338-346 STEFTON AVE.
MONTEREY PARK, CA

SITTING AREA
LAYOUT PLAN

LICENSED LANDSCAPE ARCHITECT
YAEL LIR 3731
Signature
12-31-27
Renewal Date
Date
STATE OF CALIFORNIA

DATE: DEC. 13, 2024
SCALE: 1/16"=1'-0"
JOB NUMBER: 255724
DRAWN BY:

L-5

IRRIGATION LEGEND

DESCRIPTION	SYM.	P.S.I.	RAD.	G.P.M.
'RAINBIRD' RWS-B-1402		10	-	.50
'SUPERIOR' BRASS CONTROL VALVES, #950				
'NIBCO' GATE VALVE T-113				
'CHRISTY' CONCRETE VALVE BOX				
'RAINBIRD' QUICK COUPLER 44 LRC 1"				
'SUPERIOR' 3100 series MASTER VALVE				
'HUNTER' FLOW SENSOR FCT-150 FLOW				
'WILKINS' REGULATOR MODEL 500	P			
'WILKINS' BACKFLOW PREVENTER 375		W/WYE STRAINER IN CAGE (BFP TO BE PAINTED DARK GREEN)		
'HUNTER' ACC2	C	LOCATION BY OWNER		
'HUNTER' SOLAR SYNC WIRELESS	R	LOCATION BY OWNER		
SLEEVING SCH. 40 P.V.C.		TWICE LINE SIZE (MIN.)		
PRESSURE LINE SCH. 40 P.V.C.		1"		
NON-PRESSURE LINE SCH. 40 P.V.C.		SEE PLAN FOR SIZE		
IRRIGATION METER	M	1"		
POINT OF CONNECTION	P.O.C.	VERIFY LOCATION ON SITE		

NETAFIM LEGEND

'NETAFIM' LVCZ10075-LF		CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR.
'NETAFIM' LINE FLUSH VALVE	LF	
'NETAFIM' TECHLINE CV TLCV4-18025		BURIED 3" BELOW GRADE
NON-PRESSURE 1" SCH. 40 PVC HEADER		

SIZE / NO. GPM
H — HYDROZONE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR

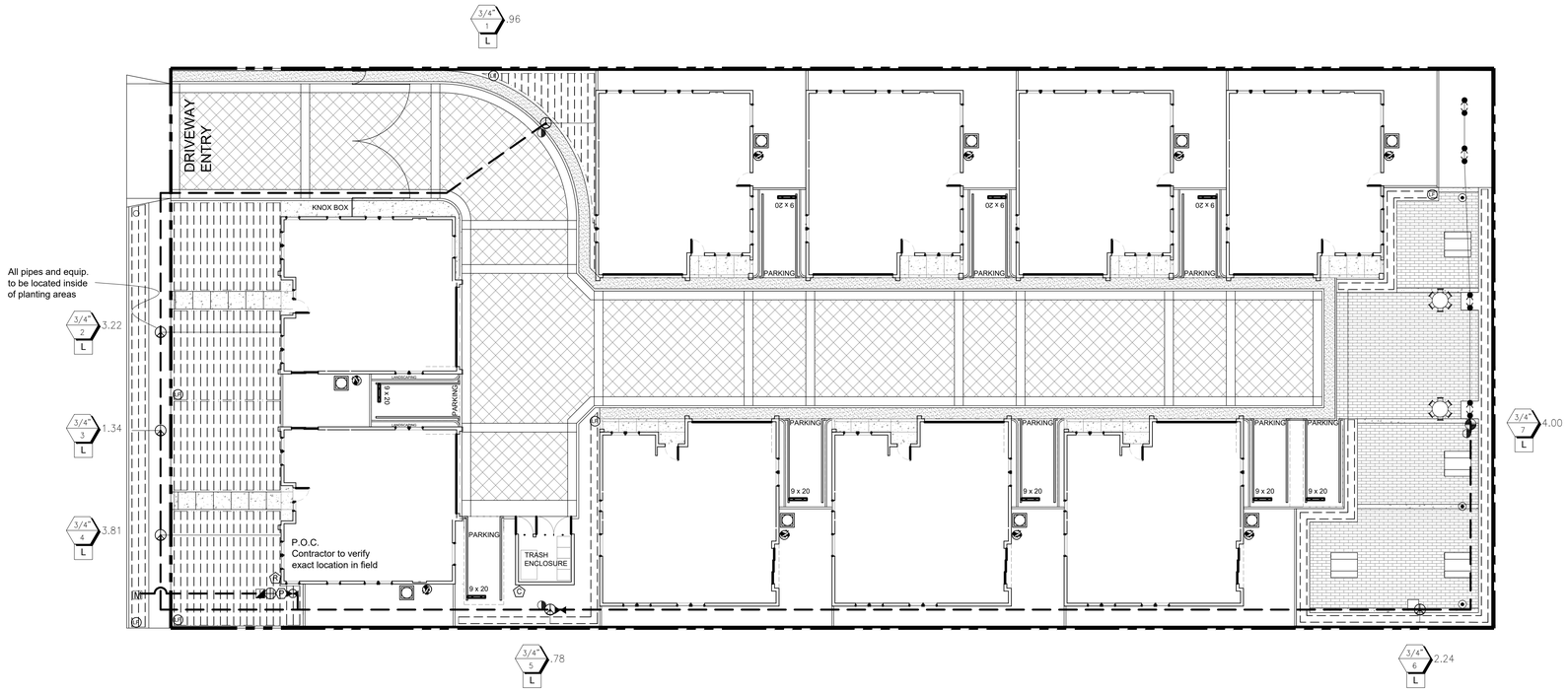
PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSE

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"

3/27/26

SEFTON AVENUE



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South Pasadena, CA 91030
Tel 323.258.5222
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yael@yaellir.com

9 UNITS
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MONTEREY PARK, CA

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
YAEL LIR 3717
Signature
12-31-27
Renewal Date
Date
STATE OF CALIFORNIA

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SCALE: 1/16"=1'-0"
JOB NUMBER: 255724
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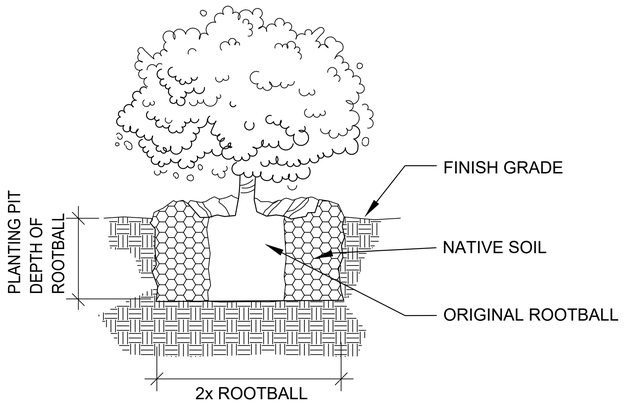
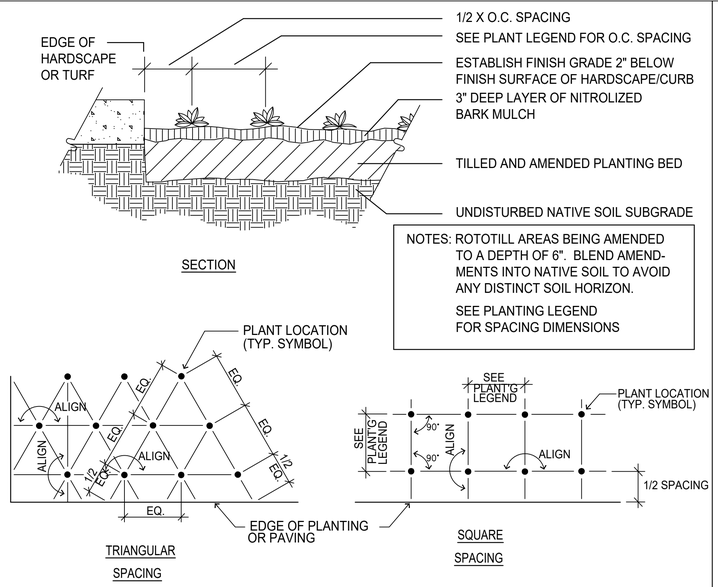


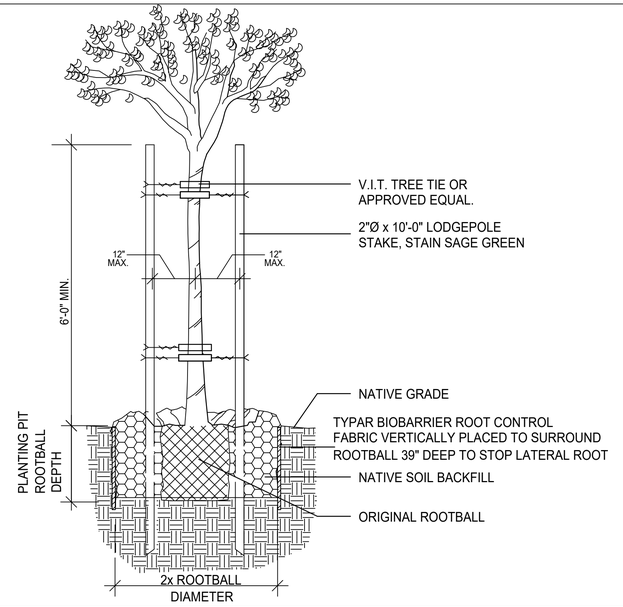
SHRUB PLANTING

SCALE: N.T.S.
FILE: D_PLA001



GROUNDCOVER PLANTING

SCALE: N.T.S.
FILE: D_PLA002



TREE PLANTING & STAKING

SCALE: NTS
FILE: PLA_003

PLANTING NOTES

1. DRAWING IS DIAGRAMMATIC: CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
2. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
3. CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
4. NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
5. ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
6. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. PALM TO BE GUARANTEED FOR THE PERIOD OF 1 YEAR.
7. FINISH GRADE TO BE 2" BELOW ALL WALKS, CURBS, AND PAVING.
8. ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6"

   *150 LBS. GRO-POWER
   *3 CU YDS NITROGENIZED, MINERALIZED FIR BARK
   *ADD 8 LBS OF GRO-P0WER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX.

9. PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80 % SOIL OF SITE AND 20 % FIR BARK, AS DEFINED IN #8. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

5 GAL	6-9
24" box	14-16

   PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS. PALM TREES ARE NOT TO RECEIVE TABLETS.

10. ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
11. CONTRACTOR TO INSTALL AND MAINTAIN LANSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
12. SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT. CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS.
13. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE, LOOSENING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS CLODS OF 2" DIAMETER OR LARGER. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
14. ALL ROCKS OR UNBROKEN SOIL CLODS OVE 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
15. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH THE FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.

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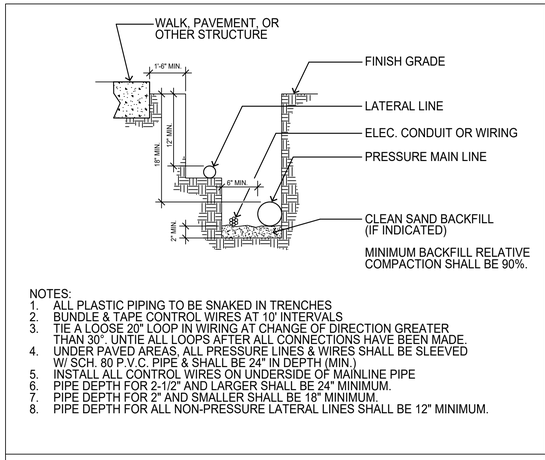
9 UNITS
338-346 STEFTON AVE.
MONTEREY PARK, CA

PLANTING DETAILS

LICENSED LANDSCAPE ARCHITECT
REC LIR 3171
Signature
12-31-27
Renewal Date
Date
STATE OF CALIFORNIA

DATE:	DEC. 13, 2024
SCALE:	1/16"=1'-0"
JOB NUMBER:	255724
DRAWN BY:	

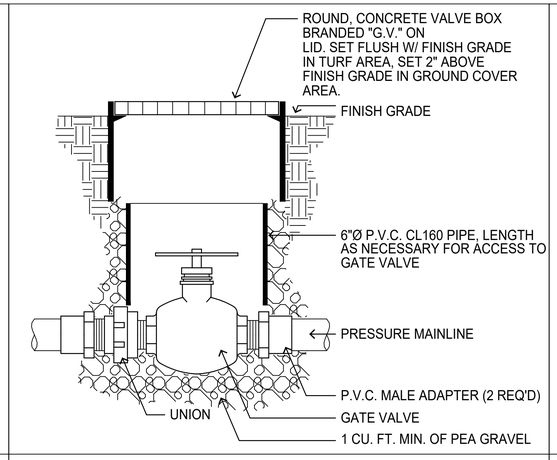
L-7



NOTES:
1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
2. BUNDLE & TAPE CONTROL WIRES AT 10' INTERVALS
3. TIE A LOOSE 20" LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30°. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
4. UNDER PAVED AREAS, ALL PRESSURE LINES & WIRES SHALL BE SLEEVED W/ SCH. 80 P.V.C. PIPE & SHALL BE 24" IN DEPTH (MIN.)
5. INSTALL ALL CONTROL WIRES ON UNDERSIDE OF MAINLINE PIPE
6. PIPE DEPTH FOR 2-1/2" AND LARGER SHALL BE 24" MINIMUM.
7. PIPE DEPTH FOR 2" AND SMALLER SHALL BE 18" MINIMUM.
8. PIPE DEPTH FOR ALL NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.

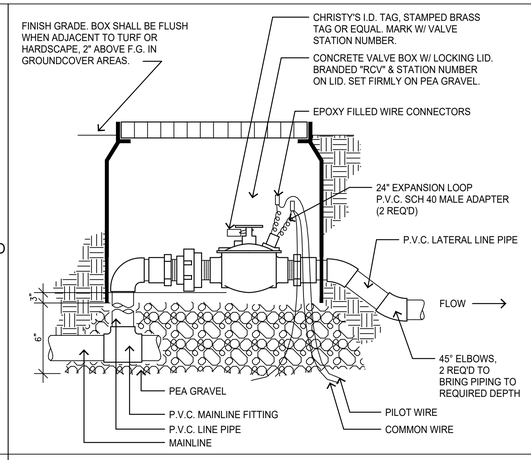
TRENCHING DETAIL

SCALE: N.T.S.
FILE: D_IRR002



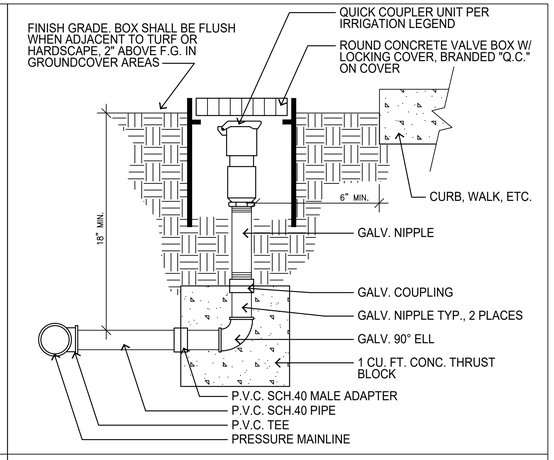
GATE VALVE

SCALE: N.T.S.
FILE: D_IRR003



CONTROL VALVE

SCALE: N.T.S.
FILE: D_IRR004



QUICK COUPLER

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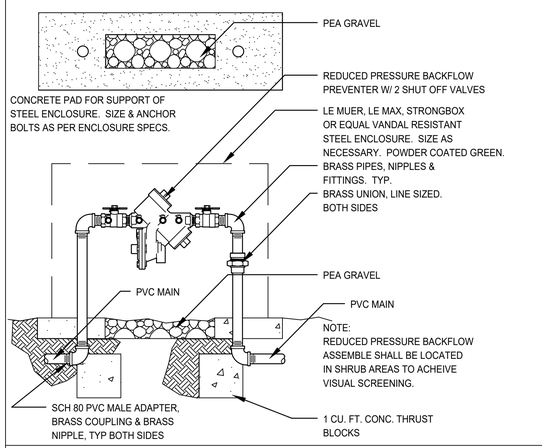
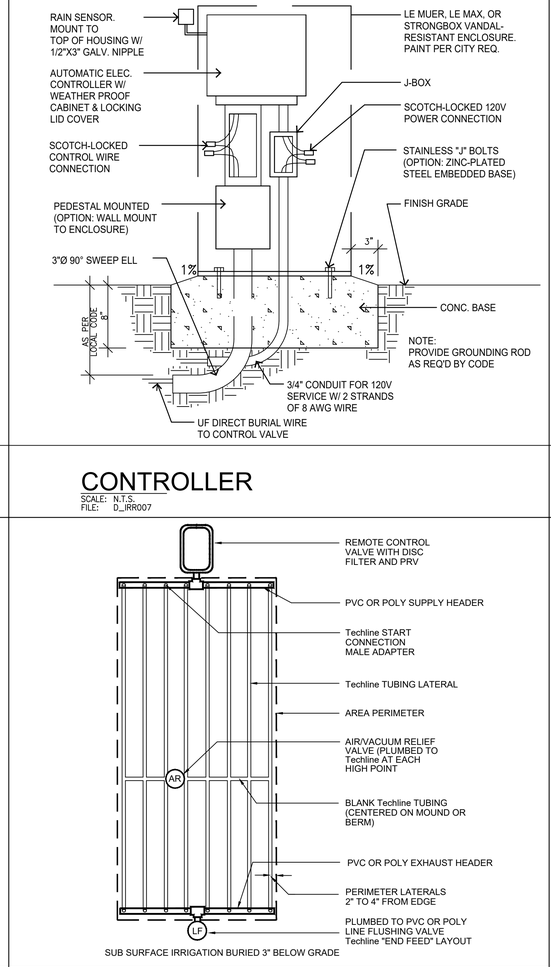
FILE: D_IRR005



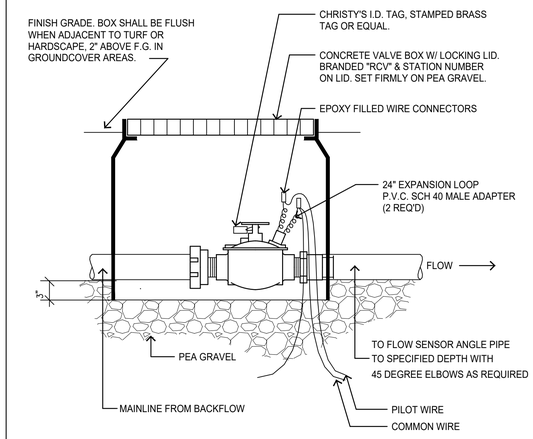
BACKFLOW PREVENTER

SCALE: N.T.S.
FILE: D_IRR006



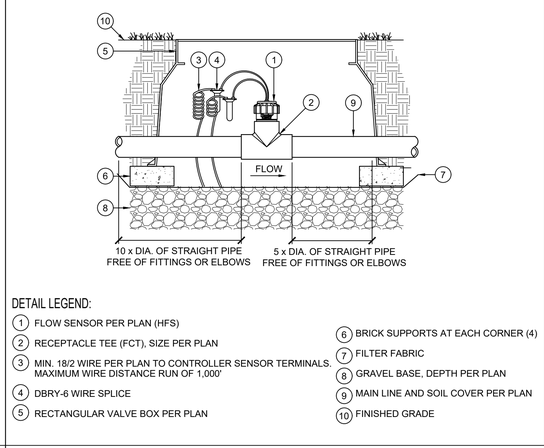
CONTROLLER

SCALE: N.T.S.
FILE: D_IRR007



MASTER VALVE

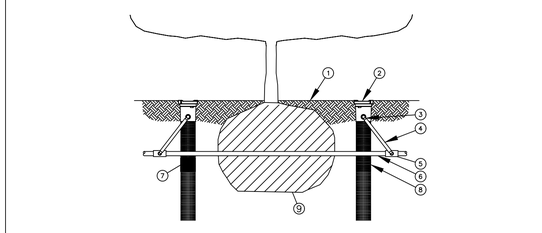
SCALE: N.T.S.
FILE: D_IRR004



DETAIL LEGEND:
1. FLOW SENSOR PER PLAN (HFS)
2. RECEPTACLE TEE (FCT), SIZE PER PLAN
3. MIN. 18/2 WIRE PER PLAN TO CONTROLLER SENSOR TERMINALS. MAXIMUM WIRE DISTANCE RUN OF 1,000'
4. DBRY-6 WIRE SPLICE
5. RECTANGULAR VALVE BOX PER PLAN
6. BRICK SUPPORTS AT EACH CORNER (4)
7. FILTER FABRIC
8. GRAVEL BASE, DEPTH PER PLAN
9. MAIN LINE AND SOIL COVER PER PLAN
10. FINISHED GRADE

FLOW SENSOR

SCALE: NTS
FILE: FILENAME



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-M
3. 1/2" (1,3 CM) SPIRAL BARB FITTING (INCLUDED)
4. 1/2" (1,3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050 OR 1/2" (1,3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1,3 CM) MALE NPT x 0.490" BARB ELBOW: RAIN BIRD SBE-050
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10,2 CM) WIDE X 18" (45,7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

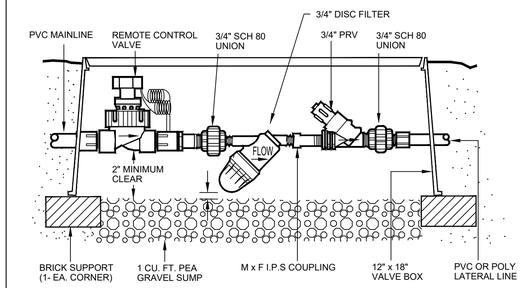
TREE ROOT WATER SYSTEM

SCALE: NTS
FILE: FILENAME

SUB SURFACE IRRIGATION BURIED 3" BELOW GRADE

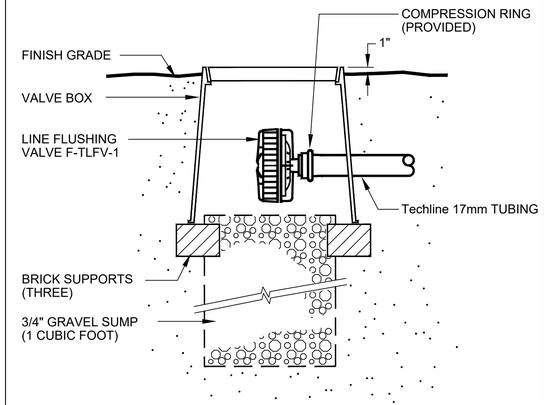
TECHLINE END FEED LAYOUT

SCALE: SCALE
FILE: FILENAME



REMOTE CONTROL VALVE W/ 3/4" PRV

SCALE: NTS
FILE: FILENAME



LINE FLUSHING VALVE

SCALE: NTS
FILE: FILENAME

REVISIONS	DATE
1.	2.28.25
2.	5.15.25
3.	3.26.26
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9.	

YAEL Lir
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Cell 323.757.6412
yael@yaellir.com

9 UNITS
338-346 STEFTON AVE.
MONTEREY PARK, CA

IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT YAEL LIR 3777 Signature 12-31-27 Renewal Date Date STATE OF CALIFORNIA

DATE:	DEC. 13, 2024
SCALE:	1/16"=1'-0"
JOB NUMBER:	255724
DRAWN BY:	

L-8

WATER EFFICIENT LANDSCAPE WORK SHEET

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	LANDSCAPE AREA	ETAF X AREA	ESTIMATED TOTAL WATER USE
1 / WATER USE PLANT	0.3	DRIP	0.81	0.37	308	113.96	3540
2 / WATER USE PLANT	0.3	DRIP	0.81	0.37	1037	383.69	11918
3 / WATER USE PLANT	0.3	DRIP	0.81	0.37	430	159.1	4942
4 / WATER USE PLANT	0.3	DRIP	0.81	0.37	1225	453.25	14079
5 / WATER USE PLANT	0.3	DRIP	0.81	0.37	250	92.5	2873
6 / WATER USE PLANT	0.3	DRIP	0.81	0.37	718	265.66	8252
7 / WATER USE PLANT	0.3	DRIP	0.81	0.37	40	14.8	460
				SUM	4008	1482.96	
				TOTAL WATER USE (ETWU)			46064
				MAXIMUM APPLIED WATER ALLOWANCE (MAWA)			68473

ETAF CALCULATION	
ETAF X AREA	1482.96
TOTAL AREA	4008
AVERAGE ETAF	0.37

IRRIGATION DESCRIPTION

FOR THE EFFICIENT USE OF WATER, THE IRRIGATION SYSTEM WAS DESIGNED WITH AN AUTOMATIC IRRIGATION CONTROLLER. THE CONTROLLER WILL CONTINUALLY MONITOR THE SYSTEM FOR BREAKS, LEAKS AND ELECTRICAL FAULTS, IN CASE THOSE WILL OCCUR IRRIGATION WILL BE INTERRUPTED AND THE CONTROLLER WILL PINPOINT THE SOURCE OF PROBLEM. DOING THAT, IT WILL BRING MAXIMUM EFFICIENCY TO LARGE WATERING SCHEDULES. THE SYSTEM INCLUDES WEATHER SENSOR, NETAFIM CV DRIP TUBING AND RAINBIRD RWS BUBBLERS.

THE FOLLOWING TESTS NEED TO BE PERFORMED:

COVERAGE TEST

WHEN SPRINKLER SYSTEM INSTALLATION HAS BEEN COMPLETED, PERFORM A COVERAGE TEST TO DETERMINE IF ALL PLANTING AREAS RECEIVE 100% WATER COVERAGE. ADJUSTMENTS WILL BE DONE AS NEEDED, SUCH AS ADDING DRIP TUBE OR ADDING BUBBLERS AS MAY BE REQUIRED.

PRESSURE TEST

AFTER WELDED JOINTS HAVE BEEN CURED FOR AT LEAST 24 HOURS AND BEFORE DRIP TUBE AND BUBBLERS ARE INSTALLED, FLUSH OUT ALL IRRIGATION PIPES AND CAP THEM. TEST SYSTEM UNDER NORMAL STREET WATER PRESSURE. THE WELDED JOINTS SHALL REMAIN EXPOSED FOR EXAMINATION DURING PRESSURE TEST. CENTER LOAD PIPE WITH SMALL AMOUNT OF SAND TO PREVENT THE PIPES FROM ARCHING OR SLIPPING UNDER PRESSURE. USE NORMAL STREET WATER PRESSURE FOR THE TESTING. MAINTAIN PRESSURE ON PVC PIPE FOR NOT LESS THAN FOUR HOURS. REPLACE OR REPAIR SYSTEM, INCLUDING JOINTS WHICH FAILED DURING PRESSURE TEST. REPEAT PRESSURE TESTING UNTIL ENTIRE SYSTEM PASSES THE TEST PERIOD WITHOUT LEAKS.

DRIP LINE IRRIGATION

1. DRIP LINE TUBING IS SHOWN ON THE PLANS IN THE SUGGESTED LAYOUT. CONTRACTOR SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE ACTUAL SITE CONDITIONS, DIMENSIONS, ETC.
2. ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATION, PLANT TYPE CONSIDERATION, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS, ETC.
3. EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER PER THE IRRIGATION LEGEND.
4. EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.
5. CONNECT THE DRIP LINE TUBING INTO THE PVC / POLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.
6. DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 18" O.C. OR AS NOTED ON THE PLANS.
7. TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING SHALL RUN PARALLEL TO THE SLOPE CONTOURS.
8. FLUSH VALVES SHALL BE INSTALLED A THE TERMINAL ENDS AND/OR LOW POINTS OF ZONES IN ALL DIRECTIONS. AIR RELEASE VALVES, WHERE REQUIRED FOR BURIED SYSTEMS, SHALL BE INSTALLED AT THE HIGH POINTS OF EACH ZONE. REFER TO THE MANUFACTURER'S DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES AND AIR-RELEASE VALVES RECOMMENDED FOR EACH ZONE.
9. DRIP LINE TUBING SHALL BE SCRATCHED INTO FINISH GRADE, BURIED 2"-3", STAPLED DOWN, AND COVERED WITH MULCH PER THE PLANTING PLAN.
10. EACH DRIP LINE ZONE SHALL INCLUDE AN OPERATION INDICATOR. THE OPERATION INDICATOR SHALL BE INSTALL AT THE FARTHEST POINT AWAY FROM THE ZONE DRIP VALVE ASSEMBLY.
11. ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
2. SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES.
3. ALL SPRINKLER HEADS ARE TO HAVE TRIPLE SWING JOINTS (EXCEPT WHERE NOTED ON PLANS).
4. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE SAID REJECTION.
5. FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
6. 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS.
7. BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER BY CALLING 1-800-422-4133. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D.NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC.
10. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE GRADE DIFFERENCES, LOCATION OF WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
11. THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 80 P.S.I. AND A MAXIMUM FLOW DEMAND OF 25 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT.
12. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA. DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
13. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. THE INTENT OF THE CONTRACTOR IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS. AS PART OF THE SCOPE OF WORK, PROVIDE ANY ADDITIONAL HEADS, SPECIAL NOZZLES, OR PATTERNS TO ACHIEVE PROPER COVERAGE WITH A MINIMUM OF OVER SPRAY AT NO ADDITIONAL COST TO THE OWNER.
15. INSTALLATION FOR THE CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING.
16. PROVIDE SLEEVES AS SHOWN ON DRAWING OR AS NEEDED. USE SIZE DIAMETER MIN. SCH. 80 P.V.C. MIN. DEPTH TO TOP OF LINE.
17. LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT).
18. GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.
19. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK.
20. PLEASE INSTALL ALL VALVES IN ONE GROUP LINING UP IN AN ORGANIZED FASHION. PLEASE FIT MORE THAN ONE VALVE IN ONE BOX SO THE NUMBER OF BOXES IS REDUCED.

REVISIONS	DATE
1.	2.28.25
2.	5.15.25
3.	3.26.26
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YAEL Lir
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Cell 323.757.6412
yael@yaellir.com

9 UNITS
338-346 STEFTON AVE.
MONTEREY PARK, CA

WATER EFFICIENT
LANDSCAPE WORKSHEET

LICENSED LANDSCAPE ARCHITECT
REG. LIC. 3177
Signature
12-31-27
Renewal Date
Date
STATE OF CALIFORNIA

DATE:	DEC. 13, 2024
SCALE:	1/16"=1'-0"
JOB NUMBER:	255724
DRAWN BY:	

L-9

ATTACHMENT 5

Tentative Map No. 084721 (TM-24-05)

TENTATIVE MAP NO. 084721

IN CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 7, BLOCK "Q" OF TRACT NO. 786, AS PER MAP RECORDED IN BOOK 16, PAGE 58 AND 59 IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.
FOR CONDOMINIUM PURPOSE

OWNER/SUBDIVIDER

338 SEFTON LLC
1032 ENCANTO DR
ARCADIA, CA 91007
TEL: (626) 688-6359

PREPARED BY

HANK JONG, PE
EGL ASSOCIATE, INC.
11819 GOLDRING ROAD, UNIT A
TEL: (626) 263-3588

NOTES

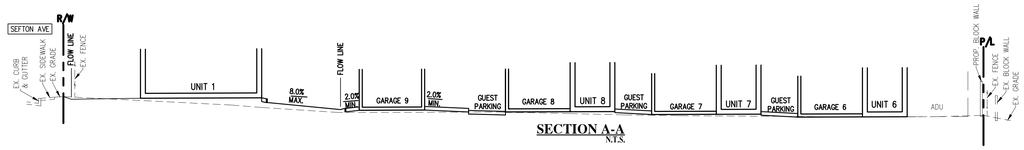
ZONING: R-3 (PRESENT)
ZONING: R-3 (PROPOSED)
APN: 5259-007-064 & 065
NO. OF EX. LOT: 2
NO. OF PROP. LOT: 1
NO. OF EX. UNITS: 0
NO. OF PROP. UNITS: 11
NO. OF PROP. PARKING: 27 (18 GARAGE AND 9 GUEST)
NO. OF PROP. FLOORS: 2 STORIES
AREA OF LOT: 38,109 SQ. FT. (0.87 ACRE)

BENCHMARK

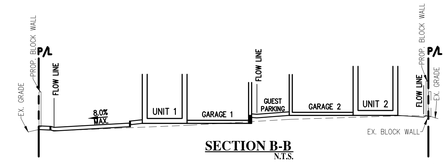
COUNTY BENCHMARK LY6710
CSBM MON IN WELL 3.3 FT E/O E CF @ SE COR EMERSON AVE & ALHAMBRA AVE 31 FT S/O & 29.5 FT E/O C/L IN MKD (BM 31-19 1953 RE 63)
ELEV 383.369
SURVEY WAS CONDUCTED BY ALFRED J. THEWELL, LS 6999 ON JUL 11, 2024, MANAGED BY HANK JONG.

UTILITY SERVICE

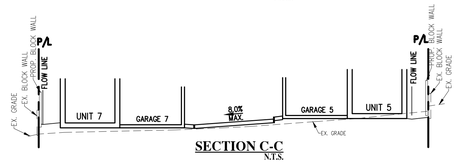
WATER ------ CITY OF MONTEREY PARK WATER DIVISION
SEWER ------ COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS ------ SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL ------ SOUTHERN CALIFORNIA EDISON
TELEPHONE ------ AT&T
SCHOOL ------ GRAVEY SCHOOL DISTRICT
FIRE ------ CITY OF MONTEREY PARK FIRE DEPARTMENT
POLICE ------ CITY OF MONTEREY PARK POLICE DEPARTMENT



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



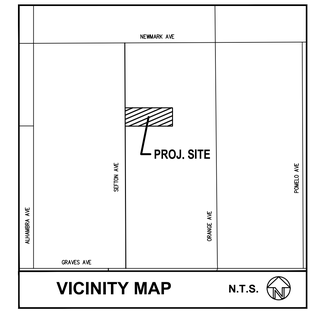
SECTION C-C
N.T.S.

CONSTRUCTION NOTES

1. PROP. DRIVEWAY APPROACH.
2. PROP. NEW CURB & GUTTER.
3. PROP. CONC. DRIVEWAY.
4. PROP. CONC. WALKWAY.
5. PROP. PARKWAY DRAIN.
6. PROP. WATER METER.
7. PROP. SEWER CLEAN OUT.
8. PROP. SEWER LATERAL.
9. PROP. SUMP PUMP.
10. PROP. AREA DRAIN.
11. PROP. CATCH BASIN.
12. PROP. DRAINAGE PIPE.
13. PROP. 6' CMU WALL.

NORTH

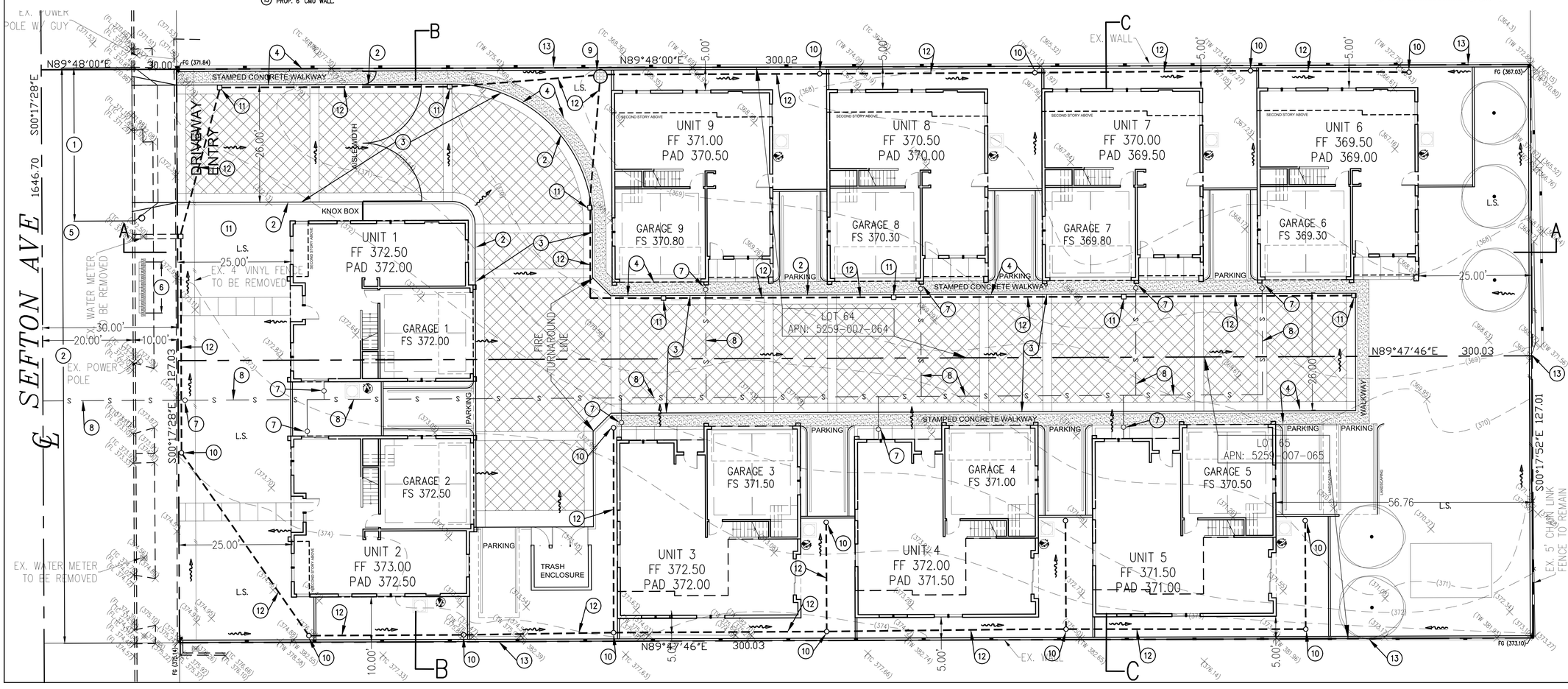
SCALE:1"=10'-0"



VICINITY MAP N.T.S.

LEGEND

(453.63) ..... EXISTING ELEVATION
453.00 ..... PROPOSED ELEVATION
(455) ..... EXISTING CONTOUR
DRAINAGE PATTERN
PROPERTY LINE
PROPOSED WALL
EXISTING FENCE
WM ..... WATER METER
AREA DRAIN
CATCH BASIN
PROP. DRAIN PIPE
EXISTING BLOCK WALL
PROP. SUMP PUMP
PROP. ..... PROPOSED
EX. ..... EXISTING
TG ..... TOP GRATE
INV ..... INVERT ELEVATION
FS ..... FINISH SURFACE
FL ..... FLOW LINE
FG ..... FINISH GRADE
FF ..... FINISH FLOOR
HP ..... HIGH POINT
TC ..... TOP OF CURB
L.S. ..... LANDSCAPE



PROJECT LOCATION:
9-UNIT CONDO
338 & 346 SEFTON AVE
MONTEREY PARK, CA 91755
APN: 5259-007-064 & 065

These drawings and the accompanying specifications are and shall remain the property of EGL Associates, Inc. (EGL) whether the project for which they are prepared is executed or not. The drawings and specifications may not be used by any person or entity on any other project. Any written material or construction of the drawings are to be returned to EGL upon request at completion of the project. Visual contact with these drawings or specifications shall constitute prima facie evidence of the acceptance of these restrictions.

REVISIONS	BY
03/25/2026	SH

RELEASED DATE

PREPARED FOR:
338 SEFTON LLC
1032 ENCANTO DR
ARCADIA, CA 91007
TEL: (626) 688-6359

EGL Associates, Inc.
11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006
Tel: (626)263-3588
Fax: (562)263-3599

REGISTERED PROFESSIONAL ENGINEER — HANK WING-KI JONG — 45846 — CIVIL — STATE OF CALIFORNIA

DRAWN	BL
CHECKED	HJ
DATE	12/16/2024
JOB NO.	24-227-001
SCALE	1"=10'
FILE	
DRAWING	1 of 1

T-1

Planning Commission Staff Report

Date: May 26, 2026
Agenda Item Number: 9.B.

To: Planning Commission

From: Reymundo Lozano, Code Enforcement Supervisor
Jason Hing, Fire Chief

Subject: Revocation of Conditional Use Permit No. 17.03 for a Massage Establishment at 1480 Monterey Pass Road

Recommendation:
It is recommended that the Planning Commission consider:

1. Conducting a noticed public hearing to determine whether Conditional Use Permit ("CUP") No. 17.03, approved for a massage establishment at 1480 Monterey Pass Road, should be revoked;
2. Finding that the revocation of CUP No. 17.03 is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15321, Class 21, Enforcement Actions by Regulatory Agencies;
3. Adopting Planning Commission Resolution No. XXXX making the required findings and revoking Conditional Use Permit No. 17.03 for the massage establishment located at 1480 Monterey Pass Road pursuant to Monterey Park Municipal Code Section 21.32.150(A) (Attachment 1); and
4. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15321, Class 21, Enforcement Actions by Regulatory Agencies. The proposed action is the City's potential revocation of a previously approved land use entitlement. The action does not approve a new development project, expand the existing use, or authorize new construction.

The original CUP was approved by Planning Commission Resolution No. 17.02, which determined that the massage establishment use was categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities. The present action is not approval of the original use, but rather a regulatory enforcement action to revoke the entitlement.

Executive Summary:
CUP No. 17.03 was approved by the Planning Commission on May 23, 2017, through Planning Commission Resolution No. 17.02, allowing the applicant—Ms. Lu Lou ("Business Owner")—to operate a massage establishment at 1480 Monterey Pass Road ("Property") (Attachment 2). The approval was granted subject to conditions intended to ensure the use would operate in a lawful manner, remain compatible with surrounding uses, and avoid adverse impacts to public health, safety, and general welfare.

On February 23, 2026, the Monterey Park Police Department ("MPPD") executed a search warrant at Lucky L Massage ("Business"; also known as LL Massage), located at 1480 Monterey Pass Road. Following the police operation, Code Compliance Officers ("CCOs") conducted an inspection of the Business and observed conditions inconsistent with the lawful operation of a massage establishment. On March 5, 2026, CCOs conducted a follow-up inspection, issued a Notice of Violation and Order, and directed the Business cease operations until the violations were corrected and compliance was verified through City inspection. The Notice of Violation and Order identified violations related to massage facility operations, massage technician registration and certification requirements, unpermitted tenant improvements, prohibited illicit conduct, and unpermitted signage. Based on the documented violations and the nature of the MPPD investigation, staff recommends that the Planning Commission revoke CUP No. 17.03.

Board/Commission Review:

Monterey Park Municipal Code ("MPMC") Section 21.32.150 authorizes revocation or suspension of a conditional use permit upon recommendation by the granting body after a duly-noticed public hearing. The Planning Commission may revoke the CUP if it finds, based on substantial evidence, that the permit is being or has been exercised contrary to any conditions imposed upon the permit or in violation of law, or that the use is being exercised so as to be detrimental to public health or safety, or so as to constitute a nuisance. Pursuant to MPMC Sections 21.32.100 and 21.32.150, any action to revoke the CUP requires at least three affirmative votes.

MPMC Section 21.32.150 also allows, but does not require, the granting body to suspend a conditional use permit if it finds that timely compliance will occur without additional violations. In this case, staff is recommending revocation, rather than suspension, because the documented violations include evidence of unlawful operational conduct that is inconsistent with the public safety safeguards that formed the basis for the original CUP approval. Should the Business be allowed the opportunity to continue operating, the City faces a high likelihood that prostitution will again be offered by the Business. The City's most effective way at eliminating the possibility of prostitution at the Property would be by revoking the CUP allowing it to operate as a massage establishment.

Background:
The subject Business is located at 1480 Monterey Pass Road, Monterey Park, California. The tenant space is located within the larger parcel identified by the City as 1470 Monterey Pass Road, APN: 5252-004-070. Current City records identify the Property's zoning designation as Office Professional ("O-P"), with a General Plan Land Use designation of Innovation/Technology.

On March 29, 2017, the Business Owner submitted an application requesting approval of CUP No. 17.03 to allow a massage establishment at the Property. The Planning Commission held public hearings on May 9, 2017 and May 23, 2017, and at the latter adopted Resolution No. 17.02, approving CUP No. 17.03, subject to the conditions of approval attached to the resolution.

At the time of approval, the Planning Commission made findings based on the Business Owner's representations that the proposed massage establishment, as conditioned, would not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City. The Planning Commission also found that the proposed use would not have an adverse effect on public health, safety, and general welfare.

The Planning Commission's 2017 decision tied to it conditions of approval meant to address concerns relating to safety and security. The continued validity of the CUP depends on the Business operating in a manner consistent with the conditions of approval, the MPMC, and the public safety findings made at the time of approval. The MPPD as well as the City's Code Compliance division have collected evidence demonstrating the Business violated the Commission's imposed conditions.

MPPD and CCO Investigation:

In February 2026, the MPPD conducted an investigation involving the Business. According to the MPPD report, the investigation began after MPPD detectives identified online and print advertisements associated with the Business that explicitly offered illicit sexual services at the Business. During the investigation, detectives conducted surveillance of the Business and contacted individuals observed leaving the establishment. Multiple individuals admitted to MPPD officers that they had engaged in sexual activity with employees of the massage establishment in exchange for money.

As part of the investigation, an undercover MPPD operation was conducted at the Business. During that undercover operation, an employee of the massage establishment solicited an undercover detective for sexual activity in exchange for money while inside the Business. Based on the investigation, the MPPD obtained a search warrant.

On February 23, 2026, MPPD's Detective Bureau executed a search warrant at the Business. Code Compliance Officers ("CCOs") joined in the inspection and observed that the view to the inside of the Business from the exterior was completely obscured. Inside the Business, CCOs observed a room divider located a few feet from the front entrance that blocked visibility from the entrance into the interior of the Business.

There was a massage bed with blankets and personal belongings, suggesting the area was being used for sleeping purposes. CCOs inspected two rooms located next to each other. One room contained a television screen with live security camera footage to allow monitoring the entrance and lobby, as well as the outside of the Business. Such security cameras and monitor placement is a known tactic used by massage establishments offering sexual services to, in part, give advance notice of law enforcement entering the Business. The second massage room was observed to contain a padded horizontal surface with bedding and a pillow,

appearing consistent with a bed or a sleeping area. A security camera monitor was also mounted on the wall inside the room. CCOs further observed that rooms appeared to have been illegally subdivided, including the addition of walls that covered an air conditioning vent.

Before concluding their inspection, CCOs called the number listed on the business license for Lucky L Massage. A male answered and stated that he helps manage the Business. Staff advised that the Business needed to be closed because the workers were no longer at the location due to the police operation.

On March 5, 2026, CCOs conducted a follow up inspection. Upon entering the Business, CCOs immediately observed two females emerge from behind curtains. One of the two females working identified herself as a licensed massage therapist and provided a license identification. Staff asked who employed her, and she provided a business card and directed staff to call the number listed. CCOs called the number provided, but the call went directly to voicemail and CCOs were unable to leave a message. CCOs informed the workers that they needed to gather their belongings and close the Business because the Business was not in compliance with City laws.

On April 28, 2026, the City Attorney's Office sent a Notice of Pending CUP Revocation to the Business Owner and property owners: Luo Lu DBA, Cindy Lin, and Golden G.M.B. Inc. ("Property Owners"). The City has not received any response from the Business Owner or Property Owners regarding the Notice of Pending CUP Revocation.

Continued Enforcement - Notice of Violations:

Based on evidence obtained by MPPD and CCOs, staff contends the Business engaged in prohibited illicit conduct and unlawful operational activity. A Notice of Violation and Order was issued on March 5, 2026 ("March 5 Notice"), requiring the Business cease and desist all business operations until reinspection was scheduled with CCOs. The Notice of Violation and Order identified five separate violations with a compliance date of March 19, 2026:

Violation No. 1: MPMC Section 5.28.110, Massage Facilities and Operations

MPMC Section 5.28.110 establishes minimum operational requirements for massage establishments. The Notice of Violation and Order identified violations related to massage facility and operational requirements, including lighting, ventilation, linen storage, compliance with applicable state and local laws and regulations, use of massage rooms for residential sleeping purposes, employee presence within nonpublic areas, and display of required permits and certifications.

Violation No. 2: MPMC Section 5.28.110(l), (m), and (n), Massage Register, Waiting Area, and Display of Certification:

MPMC Section 5.28.110(l), (m), and (n) specifically require massage establishments to maintain a register of all individuals employed as massage technicians, maintain copies of current CAMTC certifications and massage technician business licenses, ensure that each person present in nonpublic areas is a certified massage practitioner, certified massage therapist, or the massage establishment owner, and display required permits and certifications in an open and conspicuous public place on the Property.

Violation No. 3: MPMC Section 16.01.040, Section 105.1, Construction Permit:

City records show that a tenant improvement occurred in 2017 and that the tenant space has since been altered. MPMC Section 16.01.040, Section 105.1 requires an owner or authorized agent to obtain the required permit before constructing, enlarging, altering, repairing, moving, demolishing, or changing the occupancy of a building or structure, or before erecting, installing, enlarging, altering, repairing, removing, converting, or replacing regulated electrical, gas, mechanical, or plumbing systems.

Violation No. 4: MPMC Section 5.28.100, Massage Prohibited Conduct:

MPMC Section 5.28.100 prohibits owners of massage establishments, off premises massage services, and massage technicians from conducting or allowing prohibited conduct.

Violation No. 5: MPMC Section 21.24.030, Sign Permit Required:

MPMC Section 21.24.030 requires signs displayed within the City to have a valid permit unless otherwise provided by the code.

On March 11, 2026, CCOs received a phone call from someone who identified themselves as ”Bi” with no last name provided. She identified herself as a family member of the Business Owner and said she was translating for the Business Owner as they do not speak English. Bi informed CCOs that the Business Owner was hiring a contractor to correct the violations. CCOs explained that the Business Owner must obtain all required permits from the Building Division before performing work. CCOs asked for Ms. Luo’s telephone number, and Bi stated that she would be representing her. As of the preparation of this report, the Business remains closed. And no violations have been corrected.

Basis for Revocation:

Staff recommends that the Planning Commission revoke CUP No. 17.03 based on substantial evidence supporting the findings required under MPMC Section 21.32.150(A)(3) and MPMC Section 21.32.150(A)(5).

First, substantial evidence supports a finding under MPMC Section 21.32.150(A)(3) that the CUP has been exercised contrary to conditions imposed upon the permit or in violation of law. The CUP was approved subject to conditions intended to protect public safety, support lawful operation, and ensure the massage establishment remained compatible with surrounding uses. The March 5, 2026 Notice of Violation and Order documents violations of the City’s massage establishment regulations, building permit requirements, prohibited conduct regulations, and sign regulations. These violations show that the use was not being operated in the manner contemplated by the original approval.

Second, substantial evidence supports a finding under MPMC Section 21.32.150(A)(5) that the use has been exercised in a manner detrimental to public health or safety so as to constitute a nuisance. The original CUP approval relied on findings that the massage establishment would not adversely affect public health, safety, or general welfare because the use would be limited in size and subject to security measures. The February 23, 2026 MPPD search warrant, the

prohibited conduct identified in the March 5, 2026 Notice of Violation and Order, the observed sleeping related conditions within the massage establishment, and the identified physical alterations to the tenant space support a finding that the Business has not operated consistent with the expectations and safeguards of the original CUP approval.

The Business has remained closed since the March 5, 2026 Notice of Violation and Order; the current closure does not eliminate the basis for revocation. The issue before the Planning Commission is whether the CUP was exercised contrary to its conditions or applicable law, and whether the use was exercised in a manner detrimental to public health or safety or constituting a nuisance so as to warrant revocation. While some of the violations may be correctable, the illicit services being offered are not. Prostitution can easily start again without any way for the City to prevent it. Revocation of the CUP is the only effective and appropriate response under the circumstances.

Staff finds that the record supports those findings and that revocation is appropriate.

Fiscal Impact:
There is no direct fiscal impact associated with the recommended action, other than staff time and costs associated with public noticing, publication, preparation of hearing materials, and related administrative processing. Any additional enforcement costs or legal costs will be handled through the appropriate City process, if applicable.

Attachments:
1. Resolution No. 26-XX
2. Resolution No. 17.02 Approving CUP.17.03

ATTACHMENT 1
Resolution No. 26-XX

CITY OF MONTEREY PARK

RESOLUTION NO. 26-XX

A RESOLUTION REVOKING CONDITIONAL USE PERMIT NO. 17.03 FOR A MASSAGE ESTABLISHMENT AT 1480 MONTEREY PASS ROAD.

THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK RESOLVES AS FOLLOWS:

SECTION 1: The Planning Commission finds and declares that:

A. Monterey Park Municipal Code ("MPMC") Section 21.32.150 authorizes revocation or suspension of a conditional use permit upon recommendation by the granting body after a duly-noticed public hearing. The Planning Commission may revoke the CUP if it finds, based on substantial evidence, that the permit is being or has been exercised contrary to any conditions imposed upon the permit or in violation of law, or that the use is being exercised so as to be detrimental to public health or safety, or so as to constitute a nuisance. MPMC Section 21.32.150 also allows, but does not require, the granting body to suspend a conditional use permit if it finds that timely compliance will occur without additional violations;

B. CUP No. 17.03 was approved by the Planning Commission on May 23, 2017, through Planning Commission Resolution No. 17.02, allowing the applicant—Ms. Lu Lou ("Business Owner")—to operate a massage establishment at 1480 Monterey Pass Road. The approval was granted subject to conditions intended to ensure the use would operate in a lawful manner, remain compatible with surrounding uses, and avoid adverse impacts to public health, safety, and general welfare;

C. On February 23, 2026, the Monterey Park Police Department executed a search warrant at Lucky L Massage ("Business"; also known as LL Massage), located at 1480 Monterey Pass Road. Following the police operation, Code Compliance Officers ("CCOs") conducted an inspection of the Business and observed conditions inconsistent with the lawful operation of a massage establishment;

D. On March 5, 2026, CCOs issued a Notice of Violation and Order, and directed the Business to cease operations. The Notice of Violation and Order identified violations related to massage facility operations, massage technician registration and certification requirements, unpermitted tenant improvements, prostitution, and unpermitted signage;

E. On April 28, 2026, the City Attorney's Office sent a Notice of Pending CUP Revocation to the Business Owner and property owners: Luo Lu DBA, Cindy Lin, and Golden G.M.B. Inc. ("Property Owners"). The City has not received any response from the Business Owner or Property Owners regarding the Notice of Pending CUP Revocation;

F. On May 26, 2026, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed revocation, including, without limitation, information provided to the Planning Commission by City staff and public testimony. In this case, revocation rather than suspension is appropriate because the documented violations include prostitution which contravenes the public safety safeguards that formed the basis for the original CUP approval and the Business Owner has failed to take any steps at compliance;

G. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its May 26, 2026 hearing including, without limitation, the staff report submitted by City staff; and

H. Pursuant to Government Code § 65905 and Monterey Park Municipal Code ("MPMC") § 21.32.150(A), the Planning Commission may revoke Conditional Use Permit No. 17.03.

SECTION 2. *Approval.* The Planning Commission hereby revokes Conditional Use Permit No. 17.03 allowing a massage establishment at 1480 Monterey Pass Road.

SECTION 3. *Revocation Findings*. Pursuant to MPMC § 21.32.150(A), the Planning Commission finds as follows:

A. That the permit granted is being, or has been, exercised contrary to conditions imposed upon the CUP, and in violation of any law, including the offering of sexual services; and

B. The use for which the approval was granted is being exercised so as to be detrimental to the public health or safety, or as to constitute a nuisance.

SECTION 4. *Environmental Assessment*. Because of the facts identified above in this Resolution, the Project is categorically exempt from additional environmental review pursuant CEQA Guidelines § 15321 (Enforcement Action).

SECTION 5. This Resolution does not affect any penalty, forfeiture or liability incurred before, or preclude prosecution and imposition of penalties for any violation incurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 6. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 7. *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 8. *Reliance on the Record*. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

SECTION 10. This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK ON THIS ____ DAY OF May, 2026.

_____
Chairperson

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Maychelle Yee, City Clerk

APPROVED AS TO FORM:

_____
Solange Fortenbach, Deputy City Attorney

ATTACHMENT 2
Resolution No. 17.02 Approving CUP.17.03

RESOLUTION NO. 17-02

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-17-03) TO ALLOW A MASSAGE ESTABLISHMENT AT 1480 MONTEREY PASS ROAD

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

A. On March 29, 2017, Ms. Lu Lou, submitted an application, pursuant to Monterey Park Municipal Code ("MPMC") §§ 21.10.230 and 21.32.020, requesting approval of Conditional Use Permit (CUP-17-03) to allow a massage establishment at 1480 Monterey Pass Road ("Project");

B. The proposed Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;

C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");

D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the Project before the Planning Commission for May 9, 2017. After considering the matter, the Planning Commission continued the public hearing unit May 23, 2017;

E. On May 23, 2017, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Lu Lou; and

F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its May 9, 2017 and May 23, 2017 hearings including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

A. The Applicant seeks to establish a massage business within an existing multi-tenant commercial plaza;

B. 1480 Monterey Pass Road is zoned C-S (Commercial Services) and designated Commercial in the General Plan;

C. The subject property is located one lot north of the northeast corner of the Monterey Pass Road and Brightwood Street;

D. The commercial plaza is comprised of a mixture of commercial uses, including a retail eating establishment, liquor store and Laundromat. Properties located to the north and west include O-P (Office Professional) zoned lots, to the south are C-S (Commercial Services) zoned lots, and east are R-3 (High Density Residential) zoned lots;

E. The subject lot is 18,790 square feet (0.43 acres) in size and is currently developed with two detached one-story commercial buildings situated in an L-shape configuration on the northern and eastern portions of the lot with parking located southwest, in front of the buildings; and

F. There are a total of 29 at-grade parking spaces. The property is accessible from Monterey Pass Road.

SECTION 3: *Environmental Assessment*. Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301 (Existing Facilities).

SECTION 4: *Conditional Use Permit Findings*. Pursuant to MPMC §§ 21.10.230 (B) and 21.32.020, the Planning Commission finds as follows:

A. That the site is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards prescribed in this code;

The site is adequate in size, shape and topography for the proposed use in that the proposed use is a massage business within an existing commercial plaza with multiple tenant spaces. No physical changes are proposed to the site;

B. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. The proposed use is a massage business within an existing commercial plaza and is not expected to significantly increase traffic;

C. That the proposed use is consistent with the General Plan and any applicable specific plan; and

The proposed use is consistent with the General Plan and conforms to objectives of the General Plan and the Monterey Park Municipal Code zoning regulations. The subject property is designated Commercial in the General Plan. The Commercial land use category allows for a broad range of retail and service commercial and professional office uses. The proposed use is a massage establishment within an existing commercial plaza. A massage establishment is allowed in the C-S (Commercial Services) Zone with Conditional Use Permit approval;

D. That the proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City;

The proposed use, as conditioned, will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood as required security measures will minimize the potential for any negative impacts.

E. That the proposed use will not have an adverse effect on the public health, safety and general welfare; and

The proposed use will not have an adverse effect on the public health, safety, and general welfare because security measures and the limited size of the use will limit any potential adverse effects to neighboring properties.

F. That the use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the Zoning Code.

The proposed massage establishment is a conditionally allowed use in the zone. The subject space is 600 square feet, which will be relatively small and generate minimal impacts to traffic and parking demands. Conditions have been included in the Resolution to address concerns relating to safety and security.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Conditional Use Permit (CUP-17-03).

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations*. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any

particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to Lu Lou and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided in Section 9, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 23red day of May 2017.

Chairperson Larry Sullivan

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 23rd day of May 2017, by the following vote of the Planning Commission:

AYES:	Commissioners Sullivan, Robinson, Amador, Choi, and Brossy de Dios
NOES:	None
ABSTAIN:	None
ABSENT:	None

Michael A. Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Karl H. Berger,
Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 17-02

Exhibit A

CONDITIONS OF APPROVAL

1480 MONTEREY PASS ROAD

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Ms. Lu Lou, agrees to comply with the following conditions of approval for Conditional Use Permit (CUP-17-03) ("Project Conditions").

PLANNING:

1. Ms. Lu Lou of Annie Massage (the "Applicant") agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of CUP-17-03 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of CUP-17-03, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.

2. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of a year extension may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Director, or designee.

3. The property owner is responsible for maintaining the area adjacent to the business location and the site in general, including any parkways and alleys.

4. The property must remain well maintained and free of graffiti. Failure of the applicant/property owner to remove graffiti within 24 hours written notice by the City will cause the City to abate the graffiti at the cost of the applicant/property owner.

5. A copy of the Conditions of Approval for Conditional Use Permit (CUP-17-03) must be kept on the premises of the establishment and presented to any authorized City official upon request.

POLICE:

6. The business must have security video cameras operating during all hours of business. All cameras must record onto a media device, such as a videotape,

digital storage CPU, DVR or similar recording device. The recordings of the security video cameras must be maintained for a minimum period of 30 days, and the recordings must be made immediately available for any law enforcement officer who is making the request as a result of official law enforcement business. The video cameras must be located to cover the main areas that are accessible to the public, including the entrance/exits and all interiors of each room. If the Chief of Police determines that there is a necessity to have additional security cameras installed, the manager/owner of the business must comply with the request within 7 days. The Chief of Police can also require the position of the video cameras to be changed if it is determined that the position of the camera does not meet security needs. The manager/owner of the business must comply with the request within 7 days. The picture quality of the video cameras and recording devices installed on the complex must meet the approval of the Chief of Police.

7. There must be no designated enclosed private booths/rooms for patrons.

8. No alcoholic beverages shall be permitted.

9. The business must be equipped with an alarm system that covers break-ins and robberies. The alarm must be monitored by an alarm monitoring company who will notify the Monterey Park Police of any break-ins or robberies. Employees must have access to a hidden button that will trigger a silent alarm, notifying the alarm monitoring company that a robbery is taking place. The manager/owner will obtain an alarm permit from the Monterey Park Police Department. The permit may be obtained by calling the Monterey Park Police Community Service Bureau.

10. The business should participate in the Monterey Park Police Department's Business Watch Program, a free service designed to educate business about minimizing criminal activity.

11. If three or more substantiated complaints within any one year period are received by the Monterey Park Police Department regarding disturbances caused by patrons of the business, whether inside or within close proximity, revocation proceedings will be initiated by the City.

12. The manager/owner must be responsible for maintaining the property free of litter and graffiti.

By signing this document, Ms. Lu Lou, that she read, understood, and agrees to the Project Conditions listed in this document.

_____

Ms. Lu Lou, Applicant