PLANNING COMMISSION AGENDA

CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, AUGUST 27, 2024

7:00 P.M.
CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

CITY OF EL MONTE PLANNING COMMISSION

CHAIRPERSON
Rafael Gonzalez

VICE-CHAIRPERSON
Pablo Tamashiro

COMMISSIONER
Veronica Alvarez

COMMISSIONER
Luis Daniel Salas

COMMISSIONER
Vacant

Phone: (626) 258-8626
www.elmonteca.gov
planning@elmonteca.gov

This meeting shall be conducted in compliance with the procedures of Government Code section 54953 as most recently amended by AB 2449 which took effect January 1, 2023. As amended by AB 2449, Government Code section 54953(f) allows less than a quorum of the Planning Commission to participate remotely at any given meeting of the Planning Commission where the remote participant(s) have a statutorily defined "just cause" reason or "emergency" reason for participating remotely. When a member of the Planning Commission participates remotely pursuant to Government Code section 54953(f), the location from which the Planning Commission member is participating remotely does not need to be identified on the agenda and does not need to be open to members of the public. Because Government Code section 54953(f) allows Planning Commission members to notify the City of their need to participate remotely as late as the start of the meeting, the Planning Commission will prepare for all meetings with the assumption that some number of its members (less than a quorum) might need to participate remotely pursuant to Government Code section 54953(f). All such meetings will be conducted in compliance with the requirements of Government Code section 54953(f)(1).

Per Government Code section 54953(f)(2)(B), any Planning Commission member who participates remotely per Government Code section 54953(f) **"shall publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member's relationship with any such individuals"**

Members of the public wishing to observe the meeting may do so in one of the following ways:

(1) Attend the meeting in person at the City Manager's Conference Room.

(2) Turn your TV to Channel 3.

(3) Visit the City's website at: http://www.elmonteca.gov/378/council-meeting-videos

Members of the public wishing to make public comment may do so in one of the following ways:

(1) Call-in Conference (669) 444-9171; Meeting ID 890 6173 4276 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

(2) Email or Telephone – All interested parties can submit comments in advance to the Planning Division's general email at planning@elmonteca.gov or by calling the City's telephone line: (626) 258-8626. All comments must be received by the Planning Division no later than 3:00 pm on July 23, 2024.

Instruction regarding accommodation under the Americans with Disabilities Act can be found on the last page of this Agenda.

OPENING OF MEETING

1. Call Meeting to Order

2. Flag Salute

3. Roll Call

4. Approval of Agenda

5. Commission Disclosures

6. Public Comments

Citizens wishing to address the Planning Commission on land use and development matters may do so at this time. Note that the Commission cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name & address for the record.

CONSENT CALENDAR

7.1 Approval of Zoning Review Committee (ZRC) Minutes
May 14, 2024
July 9, 2024

7.2 Approval of Planning Commission (PC) Minutes
July 23, 2024

PUBLIC HEARINGS

8.1 Development Agreement (DA) No. 02-2024 & Design Review (DR) No. 05-2024

Address/Location: 11605 Valley Boulevard / APN: 8565-010-004

Request: The applicant is requesting the construction of an electronic reader board billboard on a .25-acre (10,790 SF) property currently developed with a 6,239 SF commercial structure. The billboard will be located along the northerly portion of the property, adjacent to the I-10 San Bernardino (eastbound) freeway. Entitlements include a Design Review to review the aesthetics of the billboard and a Development Agreement between the City of El Monte and Lamar Central Outdoor, LLC. The subject property is within the C-3 (General Commercial) zone.

The Planning Commission will act as the recommending body, with the final determination made by the City Council. The request is made pursuant to Chapters 17.122 (Design and Minor Design Review) and 17.129 (Development Agreements) of the El Monte Municipal Code (EMMC).

CEQA Recommendation: An Initial Study (IS) was completed as part of the Billboard Ordinance and Freeway Overlay Zone. The project established seven (7) Freeway Overlay Zones to allow the construction of electronic billboards. A Mitigated Negative Declaration (MND) was circulated from April 7, 2017 to May 8, 2017. The MND was adopted by the City Council on July 18, 2017. A total of four (4) mitigation measures were incorporated including one (1) on aesthetics, two (2) on cultural resources and one (1) on hazardous and hazardous materials. If the project is approved, the mitigation measures will be incorporated as part of the resolution. No additional environmental impacts are foreseen as part of this application, therefore no further environmental analysis is required.

Case Planner: Sandra Elias, Senior Planner

Recommendation:
1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer comment;
5. Pose follow up questions to staff;
6. Close the public hearing; and
7. Adopt a Resolution to recommend City Council approval of the request.

Resolution No.: 3675

8.2 Conditional Use Permit (CUP) No. 03-2023, Design Review (DR) No. 02-2023, & Minor Design Review (MDR) No. 01-2023

Address/Location: 11863 Valley Boulevard / APN: 8565-013-005

Request: The Applicant is proposing to demolish an existing 9,000 SF commercial structure and construct a new a ±2,598 SF drive-thru restaurant, to be operated by "Pollo Campero", on an approximate 0.54-acre (23,496 SF) property that will consist of one (1) drive-thru lane that can accommodate seven (7) queuing vehicles. A total of 60 indoor dining seats are proposed within the restaurant and 400 square feet of outdoor seating area. In addition, approximately ±5,702 SF of landscaping is proposed for the site. The subject site is located in the C-3 (General Commercial) zone. This request is being made pursuant to Chapters 17.122 (Design Review and Minor Design Review) and 17.123 (Conditional and Minor Use Permits) of the El Monte Municipal Code (EMMC).

CEQA Recommendation: Article 19. Categorical Exemptions – Class 32, Section 15332 (In-Fill Development Projects) in accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended.

Case Planner: Debra Martinez, Assistant Planner

Recommendation:
1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer comment;
5. Pose follow up questions to staff;
6. Close the public hearing; and
7. Adopt a Resolution to approve the request and adopt a Categorical Exemption.

Resolution No.: 3674

9. Director's Report

10. City Attorney's Report

11. Commissioner's Comments

NEXT SCHEDULED CITY PLANNING COMMISSION MEETING

Tuesday, September 10, 2024 at 7:00 P.M.
City Hall East – City Council Chambers

Availability of staff reports: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are available on the City's Home Page at www.elmonteca.gov or https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2. You may also call the Planning Division at (626) 258-8626 for more information.

Individuals with special needs: The City of El Monte wishes to assist individuals with special needs. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (626) 258-8626. Notification 48 hours prior to the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting (28 Code of Federal Regulations 35.102-35.104 ADA Title II).

General explanation of how the meeting is conducted:

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. At the next scheduled Commission meeting, which is usually two weeks after the hearing, a resolution confirming the Commission action will be adopted.
12. Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of $3,441.00. Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.

ZONING REVIEW COMMITTEE AGENDA

RESULTS

CITY OF EL MONTE ZONING REVIEW COMMITTEE

TUESDAY, MAY 14, 2024

6:00 P.M.
CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

This meeting shall be conducted in compliance with the procedures of Government Code section 54953 as most recently amended by AB 2449 which took effect January 1, 2023. As amended by AB 2449, Government Code section 54953(f) allows less than a quorum of the Planning Commission to participate remotely at any given meeting of the Planning Commission where the remote participant(s) have a statutorily defined "just cause" reason or "emergency" reason for participating remotely. When a member of the Planning Commission participates remotely pursuant to Government Code section 54953(f), the location from which the Planning Commission member is participating remotely does not need to be identified on the agenda and does not need to be open to members of the public. Because Government Code section 54953(f) allows Planning Commission members to notify the City of their need to participate remotely as late as the start of the meeting, the Planning Commission will prepare for all meetings with the assumption that some number of its members (less than a quorum) might need to participate remotely pursuant to Government Code section 54953(f). All such meetings will be conducted in compliance with the requirements of Government Code section 54953(f)(1). Per Government Code section 54953(f)(2)(B), any Planning Commission member who participates remotely per Government Code section 54953(f) **"shall publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member's relationship with any such individuals"**

Members of the public wishing to observe the meeting may do so in one of the following ways:

1) Attend the meeting in person at City Hall East – Council Chambers.

2) Call-in Conference (669) 444-9171; Meeting ID 819 5313 8958 and then press #. Press # again when prompted for participant ID.

CITY OF EL MONTE ZONING REVIEW COMMITTEE

CHAIRPERSON
Luis Daniel Salas

CITY PLANNER
Nancy Lee

CHIEF BUILDING OFFICIAL
Jess McCloskey

Phone: (626) 258-8626
www.elmonteca.gov
planning@elmonteca.gov

Members of the public wishing to make public comment may do so in one of the following ways:

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(2) Email or Telephone– All interested parties can submit comments in advance to the Planning Division's general telephone line: (626) 258-8626 or planning@elmonteca.gov. All comments must be received by the Planning Division no later than 3:00 pm on May 14, 2024.

Instruction regarding accommodation under the Americans with Disabilities Act can be found on the last page of this Agenda.

OPENING OF MEETING

1. **Call Meeting to Order** **6:00pm**

2. **Flag Salute** **Chairperson Salas**

3. **Roll Call**

Committee Members Present:
Luis Daniel Salas, Chairperson
Nancy Lee, City Planner
Jess McCloskey, Chief Building Official

Staff Member Present:
Debra Martinez, Assistant Planner

4. **Public Comments**

Citizens wishing to address the Zoning Review Committee on land use and development matters may do so at this time. Note that the Committee cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name and address for the record.

PUBLIC HEARING

5. **Minor Use Permit (MUP) No. 05-2024**

Address: 11836 Valley Boulevard / APN No. 8565-016-001

Request:	The Applicant is requesting approval of MUP No. 05-2024 to establish a 2,000± square foot Specialized Education and Training facility consisting of a jiu-jitsu training facility within an existing multi-tenant commercial property. The subject site is located in the C-3 (General Commercial) zone. This request is made pursuant to Chapter 17.123 (Conditional and Minor Use Permits) of the El Monte Municipal Code (EMMC).
CEQA Determination:	Article 19. Categorical Exemptions – Section 15301 (Class 1 – Existing Facilities) in accordance with the requirements of the California Environmental Quality (CEQA) Act of 1970 and the CEQA Guidelines, as amended.
Case Planner:	Debra Martinez, Assistant Planner
Recommendation:	Open the public hearing; 1. Receive presentation from staff; 2. Pose questions to staff; 3. Allow members of the public to offer comment; 4. Pose follow up questions to staff; 5. Close the public hearing; and 6. Approve the Minor Use Permit request, adopt the Conditions of Approval and adopt the Categorical Exemption.

Motion: Senior Planner Lee motioned to approve Item No. 5, Seconded by Chief Building Official McCloskey.

Motion Carried 3-0

Meeting Adjourned at 6:16pm

NEXT ZONING REVIEW COMMITTEE MEETING

Tuesday, June 11, 2024, at 6:00 p.m.
City Hall East – City Council Chambers

Availability of staff reports: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are available on the City's Home Page at www.elmonteca.gov or http://ci.el-monte.ca.us/AgendaCenter You may also call the Planning Division at (626) 258-8626 for more information.

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2. The Zoning Review Committee may ask questions if necessary for clarification.
3. The Zoning Review Committee Chair opens the public hearing.
4. The applicant makes a presentation to the Zoning Review Committee.
5. Individuals speaking in favor of the project address the Committee.
6. Individuals speaking against the project address the Committee.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. Zoning Review Committee members discuss the project.
10. Zoning Review Committee members vote on the project.
11. Any interested party who disagrees with the Zoning Review Committee decision may appeal the Committee's decision to the Planning Commission within 10 calendar days. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of $933.00 or $1,575.00 (depending on the type of project). Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal if one is filed.

ZONING REVIEW COMMITTEE AGENDA

RESULTS

CITY OF EL MONTE ZONING REVIEW COMMITTEE

TUESDAY, JULY 9, 2024

6:00 P.M.
CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

This meeting shall be conducted in compliance with the procedures of Government Code section 54953 as most recently amended by AB 2449 which took effect January 1, 2023. As amended by AB 2449, Government Code section 54953(f) allows less than a quorum of the Planning Commission to participate remotely at any given meeting of the Planning Commission where the remote participant(s) have a statutorily defined "just cause" reason or "emergency" reason for participating remotely. When a member of the Planning Commission participates remotely pursuant to Government Code section 54953(f), the location from which the Planning Commission member is participating remotely does not need to be identified on the agenda and does not need to be open to members of the public. Because Government Code section 54953(f) allows Planning Commission members to notify the City of their need to participate remotely as late as the start of the meeting, the Planning Commission will prepare for all meetings with the assumption that some number of its members (less than a quorum) might need to participate remotely pursuant to Government Code section 54953(f). All such meetings will be conducted in compliance with the requirements of Government Code section 54953(f)(1). Per Government Code section 54953(f)(2)(B), any Planning Commission member who participates remotely per Government Code section 54953(f) **"shall publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member's relationship with any such individuals"**

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CITY OF EL MONTE ZONING REVIEW COMMITTEE

CHAIRPERSON
Luis Daniel Salas

CITY PLANNER
Nancy Lee

CHIEF BUILDING OFFICIAL
Jess McCloskey

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(2) Email or Telephone– All interested parties can submit comments in advance to the Planning Division's general telephone line: (626) 258-8626 or planning@elmonteca.gov. All comments must be received by the Planning Division no later than 3:00 pm on July 9, 2024.

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OPENING OF MEETING

1. **Call Meeting to Order** **6:00pm**

2. **Flag Salute** **Chairperson Salas**

3. **Roll Call**

Committee Members Present:
Luis Daniel Salas, Chairperson
Nancy Lee, City Planner
Jess McCloskey, Chief Building Official

Staff Member Present:
Kristy Wong, Acting Assistant Planner

4. **Public Comments**

Citizens wishing to address the Zoning Review Committee on land use and development matters may do so at this time. Note that the Committee cannot respond to or take any action on the item.

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Limit your comments to three (3) minutes. State your name and address for the record.

PUBLIC HEARING

5. **Minor Use Permit (MUP) No. 03-2024**

Address:	10012 Garvey Avenue, Unit 4 (APN: 8103-032-014 & 015)
Request:	The applicant is requesting approval to establish a 1,100± square foot (SF) tattoo shop within an existing multiple-tenant commercial center. The subject site is located in the M/MU (Mixed/Multiuse) zone. The MUP request is made pursuant to Chapter 17.123 (Conditional and Minor Use Permits) of the El Monte Municipal Code (EMMC).
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CEQA Determination:	Article 19. Categorical Exemptions – Section 15301 (Class 1 – Existing Facilities) in accordance with the requirements of the California Environmental Quality (CEQA) Act of 1970 and the CEQA Guidelines, as amended.
Case Planner:	Kristy Wong, Acting Assistant Planner
Recommendation:	Open the public hearing; 1. Receive presentation from staff; 2. Pose questions to staff; 3. Allow members of the public to offer comment; 4. Pose follow up questions to staff; 5. Close the public hearing; and 6. Approve the Minor Use Permit request, adopt the Conditions of Approval and adopt the Categorical Exemption.

Motion: Chief Building Official McCloskey motioned to approve Item No. 5, Seconded by City Planner Lee.

Motion Carried 3-0

Meeting Adjourned at 6:23pm

NEXT ZONING REVIEW COMMITTEE MEETING

Tuesday, August 13, 2024, at 6:00 p.m.
City Hall East – City Council Chambers

Availability of staff reports: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are available on the City's Home Page at www.elmonteca.gov or http://ci.el-monte.ca.us/AgendaCenter You may also call the Planning Division at (626) 258-8626 for more information.

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2. The Zoning Review Committee may ask questions if necessary for clarification.
3. The Zoning Review Committee Chair opens the public hearing.
4. The applicant makes a presentation to the Zoning Review Committee.
5. Individuals speaking in favor of the project address the Committee.
6. Individuals speaking against the project address the Committee.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. Zoning Review Committee members discuss the project.
10. Zoning Review Committee members vote on the project.
11. Any interested party who disagrees with the Zoning Review Committee decision may appeal the Committee's decision to the Planning Commission within 10 calendar days. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of $964.00 or $1,628.00 (depending on the type of project). Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal if one is filed.

ACTION MINUTES FOR THE PLANNING COMMISSION MEETING HELD ON TUESDAY, JULY 23, 2024 AT CITY HALL COUNCIL CHAMBERS 11333 VALLEY BOULEVARD, EL MONTE, CALIFORNIA

1. Call Meeting to Order – Meeting was called to order by Vice-Chair Tamashiro at 7:02 p.m.

2. Flag Salute – The Flag Salute was led by Vice-Chair Tamashiro.

3. Roll Call – The roll call was led by Senior Planner Elias.

Commissioners present: Tamashiro, Alvarez, & Salas.

Commissioners Absent: Gonzalez.

Staff Present: Director Donavanik
City Attorney Pilchen
City Attorney Trumkul
Senior Planner Elias
Acting Assistant Planner Wong
Contract Planner Li

4. Approval of Agenda:

Motion: by Commissioner Salas to approve the Agenda; seconded by Commissioner Alvarez.

Motion carried 3 – 0.

5. Commission Disclosures:

None.

6. Public Comments:

None.

CONSENT CALENDAR

7.1 Approval of Zoning Review Committee (ZRC) Minutes
April 9, 2024

7.2 Approval of Planning Commission (PC) Minutes:
June 25, 2024

Motion: by Commissioner Alvarez to approve 7.1 and 7.2 of the Consent Calendar; seconded by Commissioner Salas.

Motion carried 3 – 0.

PUBLIC HEARINGS

8.1 Conditional Use Permit (CUP) No. 09-2024

Address/Location: 3600 Peck Road / APN: 8567-015-061

Request: The applicant is requesting approval to allow the sale of beer, wine and distilled spirits for consumption off the premises where sold (Type 21 ABC license) and to allow for ancillary instructional tasting (Type 86 ABC license) in conjunction with an existing 125,974 SF retail tenant space (Target store projected to open in October 2024) within a 15.97-acre commercial shopping center. The property is located in the C-3 (General Commercial) zone. This request is made pursuant to the requirements of Chapter 17.123 of the El Monte Municipal Code (EMMC).

Acting Assistant Planner Wong provided a PowerPoint presentation.

The Commissioners discussed: allowed days for tasting service, surveillance of high traffic areas, Police Department surveillance requirements, tasting service implementation, the amount of alcohol that can be served, liability, and tasting service in other states.

Director Donavanik responded to the question regarding surveillance of high traffic areas and reported that as part of the overall Target security plan, the City does have a requirement for a plan that will be reviewed by the City's Police Department, which would be encompassing the entire site, both inside the store and also the parking lot.

Director Donavanik responded to the question regarding the Police Department surveillance requirements and reported that the language for the condition will be changed to work with staff and the El Monte Police Department to make the condition more flexible so that the City can work with Target and the Police Department.

Director Donavanik responded to the question regarding how much alcohol can be served during the tasting service and confirmed that for spirits it is less than 1.5 oz, and for wine it is less than 1 oz, and for beer it is less than 8 oz.

City Attorney Pilchen responded to the question regarding liability and confirmed that there is a body of law when it comes to bars, in most cases it takes an egregious amount of alcohol to be served to become a liability. He states that for example, bar tenders do have an obligation to cut someone off at some point, as it takes an egregious action to be able to pin it back to the bar for harm that was done later. In this instance, less than 8 oz to be served will not be at that same level.

Public Comments:

Beth Aboulafia (Applicant) provided background information regarding the proposed project. Ms. Aboulafia handles the alcohol beverage licensing for Target stores in California.

Beth Aboulafia responded to the question regarding allowed days for tasting service and confirmed that it will not have a regular schedule and will only be occasional, therefore it will not be a service that will be provided weekly during a set timeframe.

Beth Aboulafia responded to the question regarding surveillance of high traffic areas and reported that she is unsure if the grocery section where the alcohol will be stored is considered a high traffic area. However, when tastings take place, this might change.

Beth Aboulafia responded to the question regarding the tasting service in other states and confirmed that Target has already started to provide the service in other states which are conducted per the respective states licensing structure and requirements. Therefore, it would not necessarily be the same requirements as for California.

Motion: Following the discussion, it was moved by Vice-Chair Tamashiro to approve Conditional Use Permit (CUP) No. 09-2024; seconded by Commissioner Alvarez.

Motion carried 3 – 0

8.2 Specific Plan Amendment (SPA) No. 06-22, Code Amendment No. 802, Revision to Design Review Nos. 06-22 & 08-22, and Tentative Tract Map (TTM) No. 83843

Address/Location: 4024 Durfee Avenue (APN: 8549-004-900 [Lot 2] and 8549-005-900 [Lots 5, 6, 7, 8, and 9])

Request: The original project consisted of: 1) a General Plan Amendment and Zone Change to change the General Plan land use designation and zoning for the 13.66-acre MacLaren Hall property from Public Facilities to Specific Plan; 2) a Code Amendment to codify the Specific Plan development standards into the City's Zoning Code; 3) a Tentative Tract Map for the 13.66-acre MacLaren Hall property; 4) a Design Review and a Development Agreement for the development of four (4) four (4)-story residential buildings with a total of 340 affordable housing units for low- and extremely low-income families and seniors, and one (1) two (2)-story 35,275-square foot non-residential mixed-use building with community-serving uses on 6.11 acres of the larger 13.66-acre MacLaren Hall property. The original project was approved by the City Council in November 2022.

The Revised Project is proposing to provide two (2) new three (3)-story residential buildings and one (1) new two (2)-story 45,900-square foot mixed-use building on 6.11 acres of the MacLaren Hall property; amend the Esperanza Village Specific Plan and the Zoning Code; and revise the Tentative Tract Map to consolidate two (2) parcels (six [6] lots) and create six (6) new parcels on the entire MacLaren Hall property. The residential buildings would provide 202 affordable housing units for low- and extremely low-income families and seniors, and the non-residential mixed-use building would have a mix of community-serving and County-related uses, such as a vocational center, medical clinics, a senior care center, and County-related offices. This request is made pursuant to the requirements of El Monte Municipal Code (EMMC) Chapters 16.10 (Tentative Tract Map), 17.122 (Design and Minor Design Reviews), 17.128 (General Plan and Zoning Amendments), and 17.130 (Specific Plan).

Contract Planner Li provided a PowerPoint presentation.

The Commissioners discussed: priority of applications, youth amenities, the decrease in units and amount of space on site, units reserved for specific demographics, construction schedule, art in public places, community outreach, published material to the San Gabriel Valley Tribune, solar carport parking and Electric Vehicle (EV) parking, community garden and community bylaws, Los Angeles County facilities, lighting on soccer field, residential parking permits, law enforcement engagement, process of background checks, similar projects the developer oversees, location of gates, and overnight parking.

Director Donavanik responded to the question regarding priority of applications and confirmed that the City hosts affordable housing workshops specifically for the development. Therefore, the City does plan to host workshops specifically for this project, with applications readily available and translation services.

Director Donavanik responded to the question regarding amount of space on site and confirmed that the new proposed design is for a 3-story building rather than a 4-story per the original design to be compatible with the surrounding neighborhood.

Director Donavanik responded to the question regarding the construction schedule and confirmed that the original proposed schedule would still be implemented for the updated project and advised that there will be a vehicular gate at the driveway as to not conflict with the school hours of the nearby school adjacent to the project site. The developer will also be installing enhanced crosswalks, and they will be working closely with the school district.

Director Donavanik responded to the question regarding art in public places and confirmed that this project is not subject to the art in public places fund as they are a non-profit, but they will be doing a huge mural involving the youth of the community.

Director Donavanik responded to the question regarding the community outreach that was done and confirmed that it was a collaboration between the City of El Monte, the Los Angeles County Chief Executive Office, the Los Angeles County First District Hilda Solis Office, and the developer. The outreach done was very extensive at serval parks in the City, virtually, and there was also a youth advisory committee that provided input for the project. In addition, as for the revised project, the City did meet with the advisory committee as well to discuss the changes made.

Director Donavanik responded to the question regarding the published materials to the San Gabriel Valley Tribune and confirmed that the City typically publishes materials to the El Monte Examiner, however, unfortunately the deadline was missed, therefore, the City had to publish to the San Gabriel Valley Tribune.

Director Donavanik responded to the question regarding solar carport parking and confirmed that in the original proposal, the condition stated that all carports would be solar, however, not all carports may be suitable for solar depending on the size of the carport, so the City will revise the condition to work with staff to identify which carports would be suitable for solar panels.

Director Donavanik responded to the question regarding the community garden and confirmed that Los Angeles County is interested in implementing a community garden on site.

Director Donavanik responded to the question regarding facilities on site and confirmed that there will probably be a small structure for equipment, and restroom facilities, but there will no indoor recreation room proposed on the park site.

Director Donavanik responded to the question regarding lighting on the soccer field and confirmed that there will be lights installed to illuminate at night.

Director Donavanik responded to the question regarding residential parking permits and confirmed that the City is currently working to implement a permit residential parking program, and the City can post signage for no parking withing the residential neighborhood for resident of the proposed project.

Director Donavanik responded to the question regarding law enforcement engagement and confirmed that security was discussed extensively during the community outreach process. The park will be maintained by Los Angeles County and operated by the City, ensuring police patrol in the area. In addition, there will be surveillance cameras at the park facility.

Director Donavanik responded to the question regarding overnight parking and reported that they will follow-up with more information.

Public Comments:

Fernando Vasquez (Applicant) provided background information regarding the proposed project and provided a brief history of the prima development group.

Fernando Vasquez responded to the question regarding the priority of applications and confirmed that there are fair housing laws that the developer needs to comply with in regards to federal funding, however, the City has made it aware of the importance of the residents especially with minority background, and to ensure that there will be community outreach done, specifically in the City of El Monte.

Fernando Vasquez responded to the question regarding youth amenities and confirmed that the County of Los Angeles is taking lead in the park, however, the developer plans to collaborate with the County to ensure that community feedback is incorporated to the final design of the active park.

Fernando Vasquez responded to the question regarding the amount of space on site and confirmed that the project site would still be the 6.11 acres per the original proposed design, however, the difference is before they proposed podium parking, and now they are proposing surface parking.

Fernando Vasquez responded to the question regarding units reserved for specific demographics and confirmed that the percentages have not changed from the original proposed design. For Building 1, there will still be 49% of units allocated to supportive housing and within that 49% there are units that will be set aside for a specific demographic such as domestic violence victims and transitional aged youth. In addition, for Building 2, dedicated to seniors, there will also be 50% of the units set aside for senior supportive housing.

Jeremy Grant, Senior Associate with AC Martin, responded to the question regarding Electrical Vehicle (EV) parking and confirmed that the plans meet the City's 10% requirement for EV spaces. In addition, EV parking is part of the requirements set forth by the CAL Green code and the Building code to provide EV parking spaces in addition to bicycle long term and short-term parking.

Jeremy Grant, Senior Associate with AC Martin, responded to the question regarding the community garden and confirmed that the landscape design is in the early phase, once they begin producing the construction drawings and programming the spaces with the client, they can potentially integrate garden beds in the common open spaces. As of now, the planting plan is there to meet the requirements set forth by the State.

Fernando Vasquez responded to the question regarding implementing community bylaws and confirmed that they welcome the opportunity to get feedback from residents and City partners to make sure they incorporate the usable space.

Martha Martinez (Homeowner) provided background information regarding her time in the City of El Monte and shared some concerns regarding the proposed project. Her concerns were regarding how the proposed project can potentially impact the safety of the community. In addition, she shared some concerns regarding parking and how it will affect the neighborhood and create an overflow of parking.

Jeffrey Lau (Representative of Durfee Ave Owners Association) expressed his concerns with the proposed project. His concerns were regarding the potential parking impact that can come as a result of the proposed project. He also shared that there have been other cities that have rejected projects similar to the proposed due to community concerns.

Fernando Vasquez responded to the concerns expressed by the public and reported that they are valid concerns that the developer has considered. Mr. Vasquez confirmed that the development will have on-site property management in each building, will have security cameras, and confirmed that any resident would not be able to access any floor but the floor that the resident lives on, in addition there will also be background checks conducted unlike market rate development. Mr. Vasquez also added that every 6 months, there will be inspections taking place to ensure safe living conditions. Lastly, Mr. Vasquez added that they are not only meeting the parking requirements but exceeding the recommended parking requirements to be able to provide sufficient parking on site. Mr. Vasquez noted that part of the application requirement is to ensure designated parking per unit, if an applicant were to have additional vehicles, then they would not qualify for that unit.

Fernando Vasquez responded to the question regarding the process of the background checks and confirmed that every adult 18 years and over will have a background check done. In addition, any minor must be disclosed in the application as well.

Fernando Vasquez responded to the question regarding similar projects the developer oversees and confirmed that the developer has constructed 100+ units similar to the proposed project. In addition, he states that the residents of their current units take a lot of pride in living in those units. He also stated that the demand for this type of housing is astronomical as currently there are over 40,000 people on waiting lists to receive affordable housing.

Fernando Vasquez responded to the question regarding the location of the gates and confirmed that the only gates that were proposed for the project were on the east side near Twin Lakes Academy.

Motion: Following the discussion, it was moved by Vice-Chair Tamashiro to approve Specific Plan Amendment (SPA) No. 06-22, Code Amendment No. 802, Revision to Design Review Nos. 06-22 & 08-22, and Tentative Tract Map (TTM) No. 83843; seconded by Commissioner Alvarez.

Motion carried 3 – 0

9. Director's Report:

None.

10. City Attorney's Report

None.

11. Commissioner Comments:

Commissioner Salas thanked staff and advised that it is the responsibility of the community to provide a safe and welcoming environment for everyone. He reported that these projects define the future and as a community we should come together. In addition, he states that the City, the County, and the developer are taking the appropriate steps to move forward this project. Lastly, Commissioner Salas states that there could potentially be opportunities for collaboration with the existing residents of the community.

Vice-Chair Tamashiro thanked staff for the work that is being done. In addition, mentioned that recently after the Commissioners Conference, has learned more about the countless hours that goes into preparing a project for the Planning Commission to provide good for the community.

12. Adjournment

Meeting adjourned at 9:01 p.m.

Respectfully submitted,

_____
Planning Commission Chairperson
Rafael Gonzalez

_____
Planning Commission Secretary
Sandra Elias, Senior Planner

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

DATE: AUGUST 27, 2024

TO: PLANNING COMMISSION

FROM: ALMA MARTINEZ,
INTERIM COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

BY: SANDRA ELIAS, SENIOR PLANNER

APPLICATIONS: DESIGN REVIEW (DR) NO. 05-2024 AND DEVELOPMENT AGREEMENT (DA) NO. 02-2024

PROJECT/APPLICANT INFORMATION:

Subject Property: 11605 Valley Boulevard (APN: 8565-010-004)
Project Applicant: Lamar of Los Angeles c/o Ray Baker
Property Owner: Sailesh S. Bhatia & Vina S. Bhatia

PROJECT DESCRIPTION:

The applicant is requesting the construction of an electronic reader board billboard on a .25-acre (10,790 SF) property currently developed with a 6,239 SF commercial structure. The billboard will be located along the northerly portion of the property, adjacent to the I-10 San Bernardino (eastbound) freeway. Entitlements include a Design Review to review the aesthetics of the billboard and a Development Agreement between the City of El Monte and Lamar Central Outdoor, LLC. The subject property is within the C-3 (General Commercial) zone.

SUBJECT PROPERTY:

Location:	Northeast of Valley Boulevard and south of the I-10 Freeway
General Plan:	Regional Commercial
Zone:	C-3 (General Commercial)
Council District:	District 5
Street Frontage:	Valley Boulevard: 130± feet
Lot Size:	10,790 SF
Existing Development:	6,239 SF (per the Los Angeles County Assessor) two-story commercial structure

SURROUNDING PROPERTIES:

	Zoning:	General Plan:	Land Use:
North:	Freeway ROW	Freeway ROW	I-10 Freeway
East:	C-3 (General Commercial)	Regional Commercial	Multi-Tenant Commercial Use
South:	C-3 (General Commercial)	Regional Commercial	Religious Facility
West:	Freeway ROW	Freeway ROW	I-10 Freeway

ZONING & AERIAL PHOTO:

Exhibit 1: Site Plan

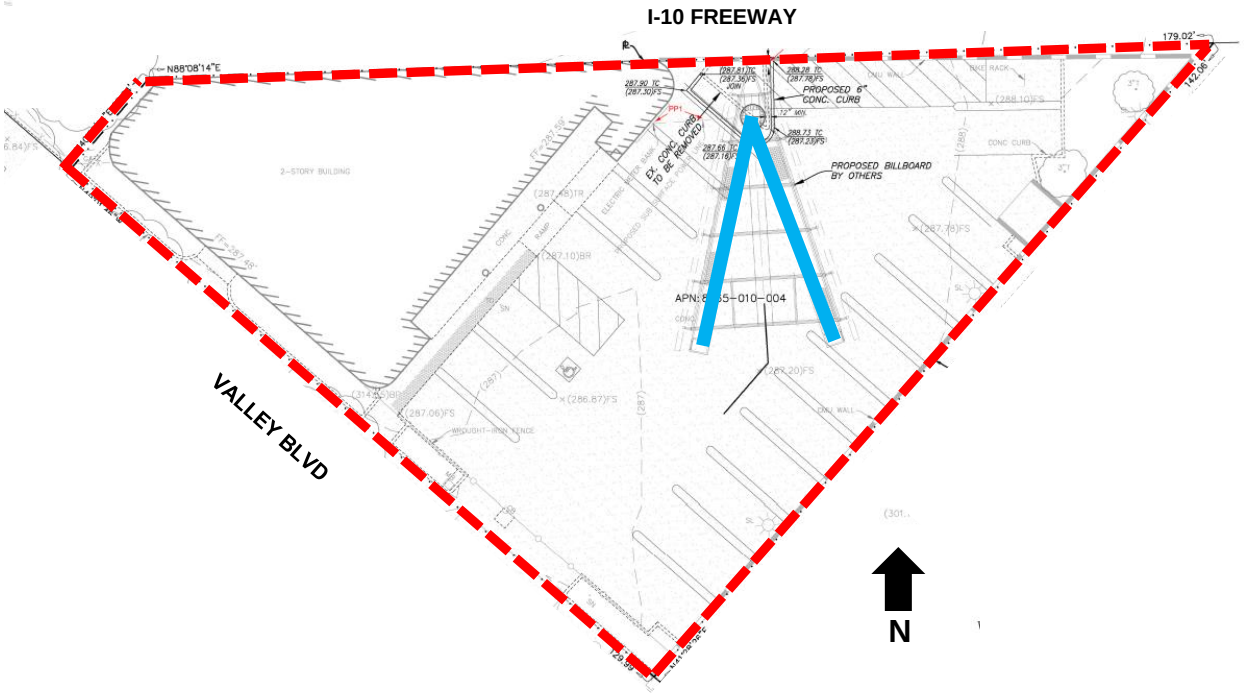
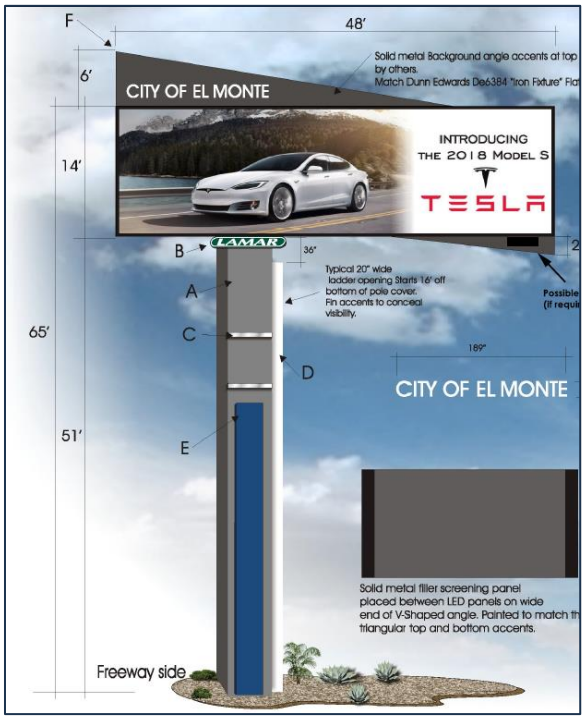


Exhibit 2: Elevations



VIEW FROM WESTBOUND 1-10

VIEW FROM EASTBOUND 1-10

<u>BACKGROUND</u>:

The Applicant is requesting to construct a digital billboard on a .25-acre property. The subject property is currently developed with a two-story commercial structure occupied by a retail cannabis business. The billboard will be located on the northerly portion of the site adjacent to the I-10 (eastbound) Freeway.

The base of the sign is approximately eight (8) feet from the northerly property line. The billboard structure located at approximately 51 feet in height will be approximately 2'-0" ± from the northerly property line. The sign will reach a height of 71 feet. The sign face will have an area of 672 square feet on each side (14 feet high by 48 feet wide).

The El Monte Municipal Code Section 17.82.040 requires that billboards be a minimum of 250 feet from any residential zoning district. The subject site is approximately 538 feet from residential zoning to the east and approximately 300 feet from residential zoning to the south.

EMMC CHAPTER 17.82 – FREEWAY OVERLAY ZONE

On July 18, 2017, the City Council adopted Ordinance No. 2914 establishing Chapter 17.82 (Billboard Overlay Zone) of the EMMC. On December 17, 2019, the City Council adopted Ordinance No. 2961, adding three (3) overlay areas and revising some development standards. The City has a total of nine (9) overlay areas adjacent to the I-10 Freeway and one (1) overlay area along Rosemead Boulevard (State Route 164, also known as State Route 19). The different areas are located in non-residential zones and extends up to 660 feet from the right-of-way. This is also the regulatory area that Caltrans has on off-premise displays (billboards). The proposed billboard is in Area No. 5.

Physical Requirements

Below is a summary of the key development standards that all proposed billboards must follow:

- Billboards shall have a maximum of two (2) sides, with the advertising in opposite directions (i.e. a double sided-sign);
- The sign area for a billboard shall not exceed a height of 25 feet and a width of 60 feet, for a maximum not to exceed amount of 1,200 square feet (on each side). This shall not include borders, trim and supports;
- Billboards should not exceed a height of 75 feet, unless approved for good cause and at the sole discretion of the City;
- If a billboard projects over a driveway or walkway, it shall have a minimum clearance of 16 feet and 12 feet, respectively;
- Billboard structures shall be free of any visible bracing, angle iron, guy wires and similar supporting elements;
- Billboards should be at least 250 feet from any residential zone on the same side of the freeway;
- The minimum distance between two (2) billboards placed on the same side of the freeway shall be 500 feet between a static billboard and a static or digital billboard and 1,000 feet between two digital billboards; and
- All utilities to service the billboard shall be underground.

Operational Requirements

Below is a summary of key operational standards that all proposed digital billboards must follow:

- Each message shall not include flashing lights or a varying of light intensity and shall not include any red, blinking or intermittent light that could be mistaken for a warning or danger signal;
- Each message on the billboard must be displayed for a minimum of four (4) seconds. The industry standard is fixed at eight (8) seconds, however, Caltrans' standard is four (4) seconds;

- No billboard shall operate at brightness levels of more than 0.3 foot candles above the ambient light, as measured using a foot candle meter in accordance with specific pre-set distances;
- Each of the LED diodes shall point down, towards the freeway, resulting in minimal light intrusion; and
- Each billboard must have a light sensing device that will adjust the brightness as ambient light conditions change.

ENTITLEMENTS REQUESTED:

The following entitlements are requested pursuant to the requirements of Chapters 17.122 (Design and Minor Design Review) and 17.129 (Development Agreements) of the El Monte Municipal Code (EMMC):

DESIGN REVIEW (DR) NO. 05-2024

The digital billboard will follow a simplified modern design with metal finishings. The width of the base will be approximately five (5) feet wide and set back eight (8) feet from the northerly property line. The post will be finished with aluminum cladding in a silver/gray color. The inner side of the post will include a white aluminum accent fin designed to shield the view of the ladder. Additional metal cladding will be placed below and above the sign area. The words “City of El Monte” will be placed on the cladding above the sign area.

DEVELOPMENT AGREEMENT (DA) NO. 02-2024

The California Legislature, per Section 65864 of the Government Code, has found that the lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of development and discourage investment. In response, the Legislature established a framework for the review, approval and implementation of development agreements. This is further detailed in Chapter 17.129 of the EMMC. Development agreements are contracts between cities or other government entities and landowners and/or project applicants to expressly define a development project’s rules, regulations, commitments and policies for a specific period of time. A development agreement reduces the risks associated with development, thereby enhancing the City's ability to obtain public benefits beyond those achievable through existing ordinances and regulations.

The City hired the consultant group Terra Realty Advisors (TRA) to act as the lead negotiator with applicants. The company has extensive experience negotiating with billboard companies and working closely with Caltrans over the approval process. While each billboard project is unique, having this consistency is beneficial to all parties involved. Through the negotiating process, the benefits should be considered fair and evenly distributed between the parties involved.

Benefits to the Applicant:

- Long term certainty of the terms and conditions of the billboard (30 years).

Benefits to the City and Community:

- Processing Fee. The Applicant will submit a $20,000 one-time processing fee (prior to the issuance of building permits).
- Developer Fee. The Applicant will submit a $100,000 one-time developer fee, as further consideration for the rights and benefits provided to the project (within ten (10) days after the issuance of building permits).
- Revenues. The Applicant will submit a "Public Benefit Contribution" on a quarterly basis for a period of 30 years. This includes a minimum guaranteed amount, or a percentage of all advertisement receipts, whichever is greater. The table below highlights the dollar and percentage amounts (see Attachment B – Development Agreement, Pages 11 and 12).

Table 1: Payments and Revenues

Years	Minimum Guaranteed	Applicable Percentage	Total Minimum Guarantee*
1 to 10 years:	$80,000/year	10%	$800,000
11 to 20 years:	$100,000/year	15%	$1,000,000
21 to 30 years:	$125,000/year	20%	$1,250,000
		TOTAL:	$3,050,000

** This does not include the $120,000 in one-time fees*

- Public Service Announcements. During the entire life of the billboard, the Applicant shall provide up to five (5) percent worth of display time per year for public service announcements by the City on either side of the new billboards (subject to availability).
- Amber Alert. The new billboard shall be connected into and utilize in connection with the Amber Alert communications network established by the United States Department of Justice.
- Discounts. The Applicant shall offer a ten (10) percent discount to any El Monte business that is an active member of the El Monte-South El Monte Chamber of Commerce.
- Other Uses on the Subject Property. The Applicant and City shall have the right to access and install Telecommunications Facilities on the Subject Property pursuant to a third-party agreement. Whoever is proposing the Facility shall be responsible for all of the installation and operating costs. In addition, the other party shall receive 15 percent of the additional revenues collected on an annual basis.

Restrictions on Use:

- The Applicant shall not use the billboard to advertise or communicate the following:
  - Political items;
  - Tobacco products, including e-cigarettes and vaping, marijuana and hashish;
  - Strip clubs, other adult entertainment businesses and sexually oriented

materials;
  - Sexually oriented images or sexually oriented language;
  - Any matter that may be prohibited by State or Federal law and any City ordinance existing; and
  - Shall at all times be constructed and operated in a manner consistent with the Outdoor Advertising Act of the State of California.

Other Item:

- The Applicant shall be responsible for all payments of maintenance, utility costs and other similar costs.

PROJECT ANALYSIS:

General Plan Consistency

The subject property has a General Plan land use designation of "Regional Commercial", which allows for commercial uses that serve the community and region.

The City's current General Plan does not specifically identify digital billboards as a potential revenue source. However, there are other areas of the Plan that discuss the need for new revenue sources to implement City policies and support programs. Examples from the Economic Development Element include the following:

- Introduction: Designing a Prosperous Economy and Increase Local Revenues – attracting and expanding economic activity through revitalization efforts, increasing business value, improving sales and generating new revenues;
- Goal ED-1: Policy ED-1.5 – Funding. Explore, develop and use alternative funding sources to pay for and provide incentives for economic development activities for which the City lacks sufficient resources; and
- Goal ED-3: An improved El Monte Businesses environment that attracts new businesses, investment, new jobs and increased revenues to El Monte.

Zoning Code Consistency

The proposed digital billboard meets all the development standards as outlined in EMMC Chapter 17.82 and in Table 2 below.

Table 2. Zoning Code Standards

Standard	Zoning Code Requirements	Proposed Digital Billboard
Billboard sides:	Maximum of two (2) sides with advertising in opposite directions.	Advertising on two (2) opposite sides.
Maximum billboard height:	75 feet, unless additional height is justified.	71 feet.
Maximum sign facedimensions:	25 feet high by 60 feet wide.	14 feet high by 48 feet wide.
Maximum sign area (perside):	1,200 square feet (per side).	672 square feet (per side).
Billboard clearance:	Minimum 16 feet for driveway/parking areas.	49 feet.

Separation from other billboards (on same side offreeway):	500 feet from a static billboard and 1,000 feet from a digital billboard.	Approved digital billboard (Regency) will be over 1,000 feet away to the west. Static billboard will be over 1,000 feet to the east.
Standard	**Zoning Code Requirements**	**Proposed Digital Billboard**
Separation from residentialzones (on same side of freeway):	250 feet. If less than 250 feet, lighting studies shall demonstrate that there will be no impacts from lighting.	Approximately 500 feet from residential zoning located to the east and approximately 300 feet from residential zoning located to the south.
Lighting:	Various standards including no flashing lights, having messages displayed for a minimum of four (4) seconds and having each billboard include a light sensing device that will adjust the brightness as ambient light conditions changed.	All included as part of the Development Agreement, Resolution or both.

CITY REVIEW PROCESS:

Planning staff and the other City Departments and Divisions have reviewed the proposed project through the City's internal application review process. This review process enables the various City Departments and Divisions (i.e., Planning, Building, Public Works/ Engineering, Police and Los Angeles County Fire) to thoroughly evaluate land use and development proposals for conformity with the provisions established in the City's Municipal and Zoning Code. Additionally, the review process ensures that the proposal is designed to be compatible with any existing land uses and structures on-site and on neighboring properties. In this way, the quality and economic health of local residential, commercial and industrial districts are appropriately maintained. Based upon the review of the project, staff has determined that the proposed project's site improvements conform to the requirements of the City's General Plan and Zoning Code, and is compatible with the surrounding area. Conditions of approval are applied to the project to address potential compatibility issues and enhance the project to achieve greater consistency with the intent of the General Plan and Zoning Code.

ENVIRONMENTAL REVIEW:

An Initial Study (IS) was completed as part of the Billboard Ordinance and Freeway Overlay Zone. A Mitigated Negative Declaration (MND) was circulated from April 7, 2017 to May 8, 2017. The MND was adopted by the City Council on July 18, 2017. The following mitigation measures were incorporated in the MND to reduce the impacts of any future billboards to a less than significant level:

- Mitigation Measure No. 1 (Aesthetics). Digital billboard design would be required

to take into consideration the effects of glare during rain and storm conditions so as to not visually affect drivers along the I-10 Freeway. Digital billboard design considerations could include tilting the billboard display at a slight angle so the lightis directed away from the road and a sensor to lower the intensity of the digital billboard display during rainy conditions.

- Mitigation Measure No. 2 (Cultural Resources Impacts). The Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nationas activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The Monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil and any cultural materials identified.

- Mitigation Measure No. 3 (Cultural Resources Impacts). Prior to commencement of any grading activity on site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Development Services Director, or designee. The qualified paleontologist shall be on-site during grading and other significant ground disturbance activities that impact Pleistocene alluvial deposits, which could occur at depths below six (6) feet. The monitoring shall apply to the areas of the Subject Property where excavation shall extend at depths of six (6) feet or more.

- Mitigation Measure No. 4 (Hazards & Hazardous Materials Impacts). Billboards must not be installed over sites that are identified as contaminated under any hazardous site database that is maintained by the California Environmental Protection Agency or the United States Environmental Protection Agency.

PUBLIC NOTICE

Public notices for the Planning Commission meeting was mailed to property owners within 500 feet of the Subject Property, was published in the newspaper, and posted at the Subject Property. Staff has not received any comments as of the writing of this report (see Attachment D – Noticing Materials).

RECOMMENDATION:

Staff recommends that the Planning Commission evaluate the proposal and consider the following Actions:

A. Acknowledge that a Mitigated Negative Declaration (MND) was circulated and adopted in accordance of the California Environmental Quality Act (CEQA), for a Billboard Ordinance and Freeway Overlay Zone. The MND identified four (4) mitigation measures, which are incorporated in Planning Commission Resolution No. 3675. No further environmental analysis is required; and

B. Adopt Resolution No. 3675 and recommend the City Council approval of DR No. 05-2024 and DA 02-2024, subject to the Conditions of Approval contained in Planning Commission Resolution No. 3675.

ATTACHMENTS:

A. Planning Commission Resolution No. 3675, with Findings and Conditions of Approval
B. Draft City Council Ordinance and Exhibit A – Development Agreement
C. Development Plans
D. Public Hearing Notice, Radius Map and Site Posting

RESOLUTION NO. 3675

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, RECOMMENDING CITY COUNCIL APPROVE DESIGN REVIEW NO. 05-2024 AND DEVELOPMENT AGREEMENT NO. 02-2024 TO CONSTRUCT A DIGITAL BILLBOARD AT 11605 VALLEY BOULEVARD, EL MONTE, CALIFORNIA

WHEREAS, on January 29, 2024, the Applicant submitted the following entitlement applications for the Proposed Project:

- Design Review (DR) No. 05-2024: to review the site planning and architecture; and
- Development Agreement (DA) No. 02-2024 for a Development Agreement between the City of El Monte and Lamar Central Outdoor, LLC.

WHEREAS, the subject property is located at 11605 Valley Boulevard, El Monte, California (the "Subject Property"), and described as follows, to-wit:

APNs: 8565-010-004

WHEREAS, the subject property is located within the C-3 (General Commercial) zone;

WHEREAS, the subject property is designated as Regional Commercial by the City's General Plan;

WHEREAS, recommendation to City Council to approve of a Design Review to review the site planning and architecture is required for a proposed billboard pursuant to Chapter 17.122 of the EMMC; and

WHEREAS, recommendation to City Council to approve of a Development Agreement to establish a billboard pursuant to 17.129 (Development Agreements) of the El Monte Municipal Code (EMMC);

WHEREAS, on August 27, 2024, the Planning Commission of the City of El Monte held a public hearing concerning Design Review (DR) No. 05-2024 and Development Agreement (DA) No. 02-2024; and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony, the recommendation of Planning Division staff and the staff report offered in the case as presented at said public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of El Monte, County of Los Angeles, State of California, as follows:

SECTION 1 - ENVIRONMENTAL. In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, an Initial Study and Mitigated Negative Declaration (IS/MND) was circulated from April 7, 2017 to May 8, 2017 to establish the Freeway Overlay Zone. On July 18, 2017, the City Council adopted Ordinance No. 2914 approving the Freeway Overlay Zone. A total of four (4) mitigation measures were incorporated in the MND to reduce the impacts of any future billboards to a "Less Than Significant" level. These mitigation measures have been incorporated in Section 7, Conditions of Approval, of this Resolution. Therefore, no further environmental analysis is required.

SECTION 2 – DESIGN REVIEW (DR) FINDINGS. The Planning Commission does hereby recommend City Council approval of Design Review No. 05-2024, based upon the following findings:

A. The Design Review will not be detrimental to the public health, safety or welfare or injurious to the Subject Property or other improvements in the vicinity.

Finding of Fact:

Conditions of approval have been incorporated into the Proposed Project to ensure that the Proposed Project will not negatively impact the surrounding properties or land uses in the area. Additionally, before the issuance of City development permits and/or a final completion of work (i.e. a certificate of occupancy), the proposed project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The site location shall be approved by Caltrans prior to the issuance of building permits. The referenced agencies through the permit and inspection process will ensure that the Proposed Project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

B. The architectural design provides a desirable environment for its occupants, neighbors and visitors through its careful placement of building mass and its use of materials, textures and color and will remain appealing through ongoing maintenance;

Finding of Fact:

The digital billboard will follow a simplified modern design with metal finishings. The width of the base will be approximately five (5) feet wide and set back eight (8) feet from the northerly property line. The post will be finished with aluminum cladding in a silver/gray color. The inner side of the post will include a white aluminum accent fin designed to shield the view of the ladder. Additional metal cladding will be placed

below and above the gn area. The words “City of El Monte” will be placed on the cladding above the sign area.

C. The Design Review is consistent with purpose, goals and policies of the City’s General Plan, Zoning Code, any applicable Specific Plan and its Comprehensive Design Guidelines

Finding of Fact:

Objective CD-8.8 of the Community Design Element of the General Plan calls for signs to be of high quality and distinct styles that complement building architecture. In addition, signs should not present a cluttered image. The digital billboard will follow a simplified modern design with metal finishings. Other approved digital billboards in the City are also of a modern design. This creates a level of unison between the different billboards. Furthermore, the proposed billboard meets all the development standards of Chapter 17.82 (Billboard Overlay Zone) of the EMMC.

SECTION 3 – DEVELOPMENT AGREEMENT (DA) FINDINGS. Pursuant to EMMC Section 17.129.090, the Planning Commission hereby recommends City Council approval of Development Agreement No. 02-2024, subject to appropriate and reasonable City Council modifications to the text of such Agreement, based on the following findings:

A. The Development Agreement will not be detrimental to the public health, safety or welfare or injurious to the City;

Finding of Fact:

The Proposed Project and Development Agreement contain all requisite provisions set forth therein. In addition, the Proposed Project and Development Agreement will not be detrimental to the health, safety, and general welfare through the enforcement and implementation of Conditions of Approval and mitigation measures. Further, prior to the issuance of City development permits and/or the issuance of a final completion of work, the Building and Safety Division, Engineering/Public Works Division, Planning Division and City Attorney Office’s conditions and requirements must be met, which will protect and preserve the health, safety and general welfare.

B. The Development Agreement will have a positive effect on the orderly development of Subject Property or the preservation of property of neighboring property values;

Finding of Fact:

The Subject Property has a General Plan Land Use Designation of “Regional Commercial” land use designation. The Regional Commercial land use designation calls for The Regional Commercial land use designation allows for a range of land uses and development types. The Proposed Project and Development Agreement

will not adversely affect the orderly development of properties in the area or the preservation of land values in the vicinity.

C. The Development Agreement will provide sufficient benefits to the community to justify entering into the agreement;

Finding of Fact:

The Development Agreement will provide extensive community benefits in the form of general fund revenues. These revenues can be allocated to a wide range of City programs and projects. The applicant will be required to pay a one (1) time processing and developer fees of $100,000. In addition, the applicant will subject quarterly contributions to the City for a period of 30 years. The total base amount of to be collected during that period is $3,050,000. However, if ad revenues exceed base projections, the total amount collected may be even greater. The City will also have access to use the billboard for public service announcements.

D. The Development Agreement is consistent with the purpose, goals and policies of the General Plan and any applicable Specific Plan;

Finding of Fact:

Objective CD-8.8 of the Community Design Element of the General Plan calls for signs to be of high quality and distinct styles that complement building architecture. In addition, signs should not present a cluttered image. The digital billboard will follow a simplified modern design with metal finishings. Other approved digital billboards in the City are also of a modern design. This creates a level of unison between the different billboards. Furthermore, the proposed billboard meets all the development standards of Chapter 17.82 (Billboard Overlay Zone) of the EMMC.

The General Plan does not specifically identify digital billboards as a potential revenue source. However, there are other areas of the Plan that discuss the need for new revenue sources to implement City policies and support programs. Examples from the Economic Development Element include the following:

- Introduction: Designing a Prosperous Economy and Increase Local Revenues – attracting and expanding economic activity through revitalization efforts, increasing business value, improving sales and generating new revenues;
- Goal ED-1: Policy ED-1.5 – Funding. explore, develop and use alternative funding sources to pay for and provide incentives for economic development activities for which the City lacks sufficient resources; and
- Goal ED-3: An improved El Monte Businesses environment that attracts new businesses, investment, new jobs and increased revenues to El Monte.

E. The proposed installation site is compatible with the uses and structures on the site and in the surrounding area;

Finding of Fact:

The proposed location for the billboard is adjacent to the I-10 Freeway right-of-way. The nearest structure is a two-story commercial structure used for a retail cannabis business. The two-story commercial structure is not highly visible form the I-10 Freeway. The proposed billboard will be compatible with the surrounding area.

F. The proposed billboard will not create a traffic or safety problem, including problems associated with onsite access circulation or visibility;

Finding of Fact:
The proposed location for the billboard is adjacent to the I-10 Freeway right-of-way. Traveling eastbound, the billboard will be located after vehicles entering the freeway from Valley Boulevard have merged with travel lanes. The next exit is more than one-half (½) mile away. The proposed billboard will not create traffic or safety problems.

G. The proposed billboard would not interfere with onsite parking or landscaping required by the Zoning Code;

Finding of Fact:
The base of the billboard will not impact any onsite parking or landscaping on the Subject Property.

SECTION 4 – CONDITIONS OF APPROVAL. The Planning Commission does hereby recommend that the City Council approve Design Review (DR) No. 05-2024 and Development Agreement (DA) No. 02-2024, subject to the following conditions:

GENERAL

1. The project shall substantially conform to DR No. 05-2024 and DA No. 02-2024 and the associated plans presented to the Planning Commission on August 27, 2024 and City Council on_____.

2. Approval of DR No. 05-2024 as contained herein shall be effective for two (2) years after the effective date of the approval; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved.

3. The proposed project shall comply with all the standards of the EMMC Chapter 17.82.

4. A copy of the approving resolution (with Conditions of Approval) shall be printed on the development plans that are to be submitted during the plan check process.

5. DA 02-2024 shall be approved by the City Council and executed prior to the issuance of any City development permits for the billboard. All provisions of the Development Agreement shall be complied with at all times.

6. All applicable conditions of approval shall be met or deemed to have been addressed by the City of El Monte's Planning Division prior to final inspection and prior to either issuance of building permits or occupancy of any buildings.

7. All Planning Division, Building Division, Code Enforcement Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building permits or at another time specified in the conditions or approval or as outlined in City Codes.

8. All City and LA County Fire Department standards and conditions shall be implemented prior to final inspection and prior to occupancy of any building.

9. The Applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in this Planning Commission Resolution within fifteen (15) days following the adoption of this Planning Commission Resolution.

10. The Applicant shall provide the project case planner with a detailed response for the status of all conditions of approval to confirm compliance at key points of the project including: 1) grading activities; 2) issuance of building permits; and 3) final occupancy of the building.

11. The static billboard located at 11618 Garvey Avenue, El Monte (APN 8105-007-031) shall be demolished.

LEGAL

12. Adherence to the entitlement conditions of approval shall be demonstrated at all times. A failure to comply may be cause for a review by the Planning Commission for potential revision or revocation of the approvals herein pursuant to EMMC §17.10.140 (Revocation of Permits).

13. By acceptance of the approval of the project by the City, the Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.

BUILDING & SAFETY DIVISION

14. The Project must comply and be designed to meet the requirements of the 2022 California Building Code all associated amendments and the EMMC. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan check review.

CONSTRUCTION

The Project is subject to EMMC Chapter 17.50 (Performance Standards), which includes (but is not limited) to the following Conditions of Approval:

15. Prior to the commencement of construction on the Subject Property, the Applicant shall schedule a pre-construction meeting between the general superintendent or field representative and the Planning Division to discuss the approved plans and construction requirements.

16. A truck/traffic construction management plan is required for the Proposed Project pursuant to the Department of Transportation. All construction traffic regarding the movement of heavy equipment and graded materials are limited to off peak hours. This plan shall be approved prior to the issuance of Building Permits.

17. Any stock piling of demolition materials shall be approved by the Planning and Engineering Division prior to demolition activities.

18. Prior to commencing demolition and site preparation activities, the project site shall be secured with a fence to prevent unauthorized access to the site and the fence shall contain screening material to screen construction activities from view. The temporary screening fence shall be maintained in good condition (free of tears, holes, crack lines, debris, etc.) at all times. At the primary entrance to the site, the screening material shall be reduced to a maximum height of four (4) feet to provide visibility into the site at all times and for public safety purposes.

19. All construction and demolition debris shall be removed from the property in compliance with State law and Chapter 8.20 (Solid Waste – Removal, Collection, Disposal and Diversion) of the EMMC. The removal of all solid waste arising out of the construction and demolition process shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services for construction and demolition projects within the City. The removal of all other waste from the property shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services to residential and commercial properties within the City.
    a. Prior to the issuance of a building permit, the applicant shall submit to the Building and Safety Division and the Code Enforcement Division, the name and contact information for the contracted waste hauler. It shall be the developer's obligation to ensure that the waste contractor utilized has obtained permits from the City to provide such services.

b. Prior to final approval for occupancy, and in addition to any other requirements set forth under the EMMC or by the Chief Building Official, the developer shall submit to the Building and Safety Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed and/or diverted.
c. Except as otherwise authorized pending the completion of the construction and demolition activities authorized under this Section, solid waste containers and bulky items may not be stored or maintained at locations designated for parking and must be maintained in those locations designated for the temporary storage of solid waste and bulky items.

20. During clearing, demolition, earthmoving, excavation operations or grading, dust emissions shall be controlled by regular watering, paving of construction roads or other dust-preventive measures (e.g. hydroseeding), subject to the approval of the City Engineer.
    a. Material(s) excavated or graded shall be watered to prevent dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
    b. Material(s) transported off-site shall be either sufficiently watered or securely covered to prevent dust.

21. The project site and the public right-of-way adjacent to any portions of the site shall be maintained in a condition which is free of debris both during and after the construction, addition or implementation of the entitlements granted by the City.

22. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited within the public R.O.W. All such activities shall be conducted only on the project site and not in the public R.O.W.

23. Fire protection facilities; including access, must be provided prior to and during construction.

24. If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determination and recommendations by the consultant shall be implemented as deemed appropriate by the Community and Economic Development Director, in consultation with the State Historic Preservation Officer (SHPO) before any work commences in the affected area.

25. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains are

potentially Native American, the California Native American Heritage Commission shall be notified, and appropriate measures provided by State law shall be implemented.

OPERATION STANDARDS

26. The Applicant shall provide the City with a designated maintenance service personnel that shall be available "24/7," by telephone, to be contacted and to respond in the event that the billboard becomes damaged or dilapidated.

27. The Applicant shall obtain all additional federal and/or state permits for installation.

28. All utilities utilized for the billboard shall be underground.

29. The southern side of triangular shaped sign area shall be enclosed by a gray panel. In addition, the billboard structure shall be free of any visible bracing, angle iron, guy wires, cable, and/or similar supporting elements. All exposed portions of the billboard, including backs, sides, structural support members and support poles, shall be screened to the satisfaction of the Community and Economic Development Director.

30. The billboard shall plainly display, and be visible from no less than 100 feet, the name of the person or company owning or maintaining such billboard, and the billboard's identification number.

31. The property owner shall remove any graffiti on the Subject Property within 24 hours of discovery. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Planning Division. Original surface materials installed and designed to not accept paint material such as stone, metal, veneers, etc. shall be restored to original finish with methods accepted and agreed to by the Planning Division.

32. The billboard shall not display any statement or words of an "obscene, indecent, or immoral character," as that phrase is used in Business and Professions CodeSection 5402 and judicial decisions interpreting the same.

33. The digital billboard shall be connected to the National Emergency Network and provide emergency information, including child abduction alerts (e.g., "Amber Alerts"), in accordance with local and regional first responder protocols.

34. Each static message shall not include flashing lights or the varying of light intensity.

35. Minimum display time. Each message on the sign must be displayed for a minimum of four (4) seconds.

36. The billboard shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter in accordance with the pre-set distances set forth in EMMC Section 17.88.030(I)(3)(d).
37. Each of the LED diodes shall point down, towards the freeway, resulting in minimal light intrusion.

38. The billboard must have a light sensing device that will adjust the brightness as ambient light conditions change.

39. The billboard shall be designed and required to freeze the display in one static position, display a full black screen, or turn off, in the event of a malfunction.

40. The billboard poles, walls or screens at the base of the billboard shall not create a hazard to public safety or provide an attractive nuisance and shall be continually maintained free from graffiti.

41. The billboard shall not be operated in such a fashion as to constitute a hazard to safe and efficient operation of vehicles on streets or freeways and shall comply with all applicable local, state, and federal laws and regulations. Digital billboards when operated in accordance with the operating criteria in this “Operations” subsection above and static billboards operated pursuant to local, state, and federal law shall be deemed to be in compliance with this subsection and all requirements of the California Department of Transportation.

42. The billboard shall not simulate or imitate any directional, warning, danger or information sign, or any display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning to traffic, by, for example, the use of the words "stop" or "slow down."

43. The billboard shall not involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals nor shall its illumination impair the vision of travelers on the adjacent freeway and for roadways.

44. No digital billboard shall be operated or maintained so as to constitute an "improper display," as defined or described in Business and Professions Code Section 5403.

BUILDING DIVISION

44. The Proposed Project shall conform with all provisions of the most current California Building Code. Specifically, it shall conform to Chapter 3 of the California Building Code and conform to the requirements of Chapter 4 of the California Building Code, special Detail Requirements Based on Use of Occupancy.

MITIGATION MEASURES

45. Aesthetics. Digital billboard design would be required to take into consideration the

effects of glare during rain and storm conditions so as to not visually affect drivers along the I-10 Freeway. Digital billboard design considerations could include tilting the billboard display at a slight angle so the light is directed away from the road anda sensor to lower the intensity of the digital billboard display during rainy conditions.

46. Cultural Resources Impacts - The Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The Monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil and any cultural materials identified.

47. Cultural Resources Impacts - Prior to commencement of any grading activity on site, the Developer or Applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Development Services Director, or designee. The qualified paleontologist shall be on-site during grading and other significant ground disturbance activities that impact Pleistocene alluvial deposits, which could occur at depths below six (6) feet. The monitoring shall apply to the areas of the site where excavation shall extend at depths of six (6) feet or more.

48. Hazards & Hazardous Materials Impacts - Billboards must not be installed over sites that are identified as contaminated under any hazardous site database that is maintained by the California Environmental Protection Agency or the United States Environmental Protection Agency.

PUBLIC WORKS ENGINEERING DIVISION

The following conditions/public improvements are required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws. Federal, State, County and local laws and regulations for project implementation must be adhere to throughout the duration of the project. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect public health and safety.

General

49. The Project Applicant shall provide such additional data and information and shall deposit and pay such fees as may be required for the preparation and processing of environmental review documents pursuant to the City's procedures for implementation of the California Environmental Quality Act.

50. Engineering Geology and/or Seismic Safety Report. A preliminary engineering geology and/or seismic safety report, prepared in accordance with Los Angeles County guidelines, is required if the property lies within a “medium risk” or “high risk” geologic hazard area, as shown on maps on file contained within the safety element of Los Angeles County.

51. Comply with the City’s ordinances and regulations pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.

52. The disposal, removal, recycling and diversion of all construction and demolition waste and debris generated by the Project must be performed exclusively by the City’s duly authorized and duly franchised construction and demolition solid waste hauler. The City’s construction and demolition hauler is Valley Vista Services whose contact information is as follows: (626) 961-6291 or info@valleyvistaservices.com.

53. The Project Applicant shall submit for review and approval to Caltrans any proposed work within the roadway that affects traffic utilizing Caltrans facilities. Applicant shall obtain necessary permits, pay all fees, and comply with all Caltrans requirements relative to such work.

SECTION 5 – PLANNING COMMISSION RECOMMENDATION OF CITY

COUNCIL APPROVAL. The Secretary of the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the Applicant.

_____
Rafael Gonzalez, Chairperson

ATTEST:

_____
Sandra Elias, Planning Commission Secretary

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

I, Sandra Elias, Secretary to the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3675 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on August 27, 2024, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Sandra Elias, Planning Commission Secretary

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 02-2024 BETWEEN THE CITY OF EL MONTE AND LAMAR CENTRAL OUTDOOR, LLC, TO CONSTRUCT A DIGITAL BOARD BILLBOARD AT 11605 VALLEY BOULEVARD IN AREA NO. 5 OF THE CITY'S BILLBOARD OVERLAY ZONE

WHEREAS, on July 18, 2017, the El Monte City Council (the "City Council") adopted Ordinance No. 2914, establishing El Monte Municipal Code (EMMC) Chapter 17.88 – Freeway Overlay Zone (the "Overlay Zone") and seven (7) overlay areas in which billboards would be allowed;

WHEREAS, on December 17, 2019, the City Council adopted Ordinance No. 2961, adding an additional three (3) overlay areas, for a total of ten (10) areas;

WHEREAS, on January 29, 2024, Ray Baker of Lamar Central Outdoor, LLC (the "Applicant") submitted an application for Design Review No. 05-2024 and Development Agreement No. 02-2024, to construct a digital billboard (the "Proposed Project");

WHEREAS, the digital billboard will be located at 11605 Valley Boulevard (Assessor Parcel No. 8565-010-004), El Monte, California (the "Subject Property"), Area No. 5 of the Overlay Zone;

WHEREAS, the requests were made pursuant to the requirements of Chapters 17.122 (Design and Minor Review) and 17.129 (Development Agreements) of the El Monte Municipal Code (EMMC);

WHEREAS, the full Development Agreement is attached to this Ordinance as Exhibit A;

WHEREAS, on August 27,2024, the El Monte Planning Commission (the "Planning Commission") held a full and fair public hearing and adopted Resolution No. 3675, recommending the City Council approve Design Review No. 05-2024 for the billboard's aesthetics and recommending the City Council approve Development Agreement No. 02-2024 for the terms and regulations of the billboard;

WHEREAS, on _____, the City Council held a full and fair public hearing to consider the First Reading of this Ordinance to approve Development Agreement No. 02-2024; and

WHEREAS, notices of the Planning Commission and City Council public hearings were placed in a local newspaper and mailed to all property owners in accordance with the EMMC, and all interested persons were given full opportunity to be heard and present evidence.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL MONTE, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1 – RECITALS. The recitals above are true and correct and incorporated herein by reference;

SECTION 2 – GENERAL PLAN. The 2011 General Plan land use designation for the Subject Property is "Regional Commercial" The General Plan does not specifically identify digital billboards as a potential revenue source. However, there are other areas of the General Plan that discuss the need for new revenue sources to implement City policies and support programs. Therefore, the proposed digital billboard is consistent with the General Plan.

SECTION 3 – ZONING. The Subject Property is located within the C-3 (General Commercial) zone. The surrounding zoning and land uses of the adjacent properties are as follows:

- North: Freeway ROW; I-10 Freeway
- East: C-3; Multi-tenant Commercial Use
- South: C-3; Religious Facility
- West: Freeway ROW; I-10 Freeway

SECTION 4 – ENVIRONMENTAL. In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, an Initial Study and Mitigated Negative Declaration (IS/MND) was circulated from April 7, 2017 to May 8, 2017 to establish the Freeway Overlay Zone. On July 18, 2017, the City Council adopted Ordinance No. 2914 approving the Freeway Overlay Zone. A total of four (4) mitigation measures were incorporated in the MND to reduce the impacts of any future billboards to a "Less Than Significant" level. These mitigation measures have been incorporated in Exhibit A, Conditions of Approval, of City Council Resolution No. ____, approving Design Review No. 05-2024. Therefore, no further environmental analysis is required.

SECTION 5 – DEVELOPMENT AGREEMENT FINDINGS. Pursuant to EMMC Section 17.129.090, the City Council approves Development Agreement No. 02-2024, based upon the following findings:

A. The Development Agreement will not be detrimental to the public health, safety or welfare or injurious to the City;

Finding of Fact:
The Proposed Project and Development Agreement contain all requisite provisions set forth therein. In addition, the Proposed Project and Development Agreement will not be detrimental to the health, safety, and general welfare through the enforcement and implementation of Conditions of Approval and mitigation measures. Further, prior to the issuance of City development permits and/or the issuance of a final completion of work, the Building and Safety Division, Engineering/Public Works Division, Planning Division and City Attorney Office's conditions and requirements must be met, which will protect and preserve the health, safety and general welfare.

B. The Development Agreement will have a positive effect on the orderly development of Subject Property or the preservation of property of neighboring property values;

Finding of Fact:
The Subject Property has a General Plan Land Use Designation of "Regional Commercial" land use designation. The Regional Commercial land use designation calls for The Regional Commercial land use designation allows for a range of land uses and development types. The Proposed Project and Development Agreement will not adversely affect the orderly development of properties in the area or the preservation of land values in the vicinity.

C. The Development Agreement will provide sufficient benefits to the community to justify entering into the agreement;

Finding of Fact:
The Development Agreement will provide extensive community benefits in the form of general fund revenues. These revenues can be allocated to a wide range of City programs and projects. The Applicant will be required to pay a one (1) time processing and developer fees of $100,000. In addition, the Applicant will subject quarterly contributions to the City for a period of 30 years. The total base amount of to be collected during that period is $3,050,000. However, if ad revenues exceed base projections, the total amount collected may be even greater. The City will also have access to use the billboard for public service announcements.

D. The Development Agreement is consistent with the purpose, goals and policies of the General Plan and any applicable Specific Plan;

Finding of Fact:
Objective CD-8.8 of the Community Design Element of the General Plan calls for signs to be of high quality and distinct styles that complement building architecture. In addition, signs should not present a cluttered image. The digital billboard will follow a simplified modern design with metal finishings. Other approved digital billboards in the City are also of a modern design. This creates

a level of unison between the different billboards. Furthermore, the proposed billboard meets all the development standards of Chapter 17.82 (Billboard Overlay Zone) of the EMMC.

The General Plan does not specifically identify digital billboards as a potential revenue source. However, there are other areas of the Plan that discuss the need for new revenue sources to implement City policies and support programs. Examples from the Economic Development Element include the following:

- Introduction: Designing a Prosperous Economy and Increase Local Revenues – attracting and expanding economic activity through revitalization efforts, increasing business value, improving sales and generating new revenues;
- Goal ED-1: Policy ED-1.5 – Funding. Explore, develop and use alternative fundingsources to pay for and provide incentives for economic development activities for which the City lacks sufficient resources; and
- Goal ED-3: An improved El Monte Businesses environment that attracts new businesses, investment, new jobs and increased revenues to El Monte.

E. The proposed installation site is compatible with the uses and structures on the site and in the surrounding area;

Finding of Fact:
The proposed location for the billboard is adjacent to the I-10 Freeway right-of-way. The nearest structure is a two-story commercial structure used for a retail cannabis business. The two-story commercial structure is not highly visible form the I-10 Freeway. The proposed billboard will be compatible with the surrounding area.

F. The proposed billboard will not create a traffic or safety problem, including problems associated with onsite access circulation or visibility;

Finding of Fact:
The proposed location for the billboard is adjacent to the I-10 Freeway right-of-way. Traveling eastbound, the billboard will be located after vehicles entering the freeway from Valley Boulevard have merged with travel lanes. The next exit is more than one-half (½) mile away. The proposed billboard will not create traffic or safety problems.

G. The proposed billboard would not interfere with onsite parking or landscaping required by the Zoning Code;

Finding of Fact:
The base of the billboard will not impact any onsite parking or landscaping on the Subject Property. Therefore, it will not impact any onsite parking or

landscaping on the Subject Property.

SECTION 6 – DESIGN REVIEW APPROVAL. This Ordinance shall not be effective until the City Council approves Resolution No. ___ for Design Review No. 05-2024

SECTION 7 – CONDITIONS OF APPROVAL. The applicant shall comply with all the conditions of approval outlined in Resolution No. ___ for Design Review No. 05-2024.

PASSED, APPROVED AND ADOPTED by the City Council of the City of El Monte at the regular meeting of this _____day of _____, 2024.

_____
Jessica Ancona
Mayor of the City of El Monte

ATTEST:

_____
Gabriel Ramirez
City Clerk of the City of El Monte

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

I, Gabriel Ramirez, City Clerk of the City of EL Monte, hereby certify that the foregoing Ordinance No.____ was introduced for a first reading on the ___ day of ____, 2024 and approved for a second reading and adopted by said Council at its regular meeting held on the ___ day of _____, 2024 by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Gabriel Ramirez
City Clerk of the City of El Monte

EXHIBIT “A”

DEVELOPMENT AGREEMENT NO. 02-2024

BETWEEN THE CITY OF EL MONTE AND LAMAR CENTRAL OUTDOOR, LLC

EXHIBIT “A”

DEVELOPMENT AGREEMENT NO. 02-2024

BETWEEN THE CITY OF EL MONTE AND LAMAR CENTRAL OUTDOOR, LLC

[Exempt From Recording Fee Per Gov. Code §6103]

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF EL MONTE AND LAMAR CENTRAL OUTDOOR, LLC

This Development Agreement (hereinafter "Agreement") is made as of the ____ day of _____, 2024 (the "Effective Date"), by and between the CITY OF EL MONTE, a municipal corporation and general law city ("City"), and LAMAR CENTRAL OUTDOOR, LLC, a Delaware limited liability company (the "Developer").

RECITALS

A. WHEREAS, the Development Agreement Act (Government Code section 65864 et seq.) authorizes cities to enter into binding development agreements with persons having a legal or equitable interest in real property for the development of such property, all for the purposes of strengthening the public planning process, encouraging private participation and comprehensive planning and identifying the economic costs of such development;

B. WHEREAS, Developer has a leasehold or license interest in that certain portion of real property, located adjacent to and on the south side of the east-bound lanes of the Interstate 10 Freeway, at 11605 Valley Boulevard, in the City of El Monte (APN: 8565-010-004), as more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Site");

C. WHEREAS, Developer desires to install, operate, repair and maintain on the Site a new double-sided 14 x 48 foot digital display which is oriented toward the Interstate 10 Freeway, as more particularly described in the Scope of Development attached hereto as Exhibit "B" and as depicted in the Site Plan and Elevations attached hereto as Exhibit "C" and incorporated herein (the "New Digital Billboard" or the "Project");

D. WHEREAS, Developer and City recognize that the Developer has a legal or equitable interest in the Site and thus is qualified to enter into this Agreement in accordance with the Development Agreement Act;

E. WHEREAS, in anticipation of the implementation of the Project, the Developer has made or will make application to the City (in its governmental capacity) for certain approvals, entitlements, findings, and permits required for the implementation of the Project, including, a sign use permit, and an application for a development agreement for the Project under the Development Agreement Act;

F. WHEREAS, pursuant to the El Monte Municipal Code (the "Municipal Code"), new outdoor advertising displays are generally prohibited, and it is the City's desire to reduce the number of existing outdoor advertising displays in the City or relocate them to more suitable locations that are more compatible with surrounding uses;

G. WHEREAS, the City has adopted a billboard overlay zone, which was codified through the City's adoption of Ordinance No. 3011 in June 2022. Pursuant to Municipal Code Section 17.82.010, the billboard overlay zone was established to create a zone where new billboards may be constructed and existing billboards may be relocated and constructed subject to reasonable controls, while recognizing that community appearance is an important factor in ensuring the general community welfare;

H. WHEREAS, Section 17.82.020 and related sections of the Municipal Code specifically empower the City to provide for billboard relocations "as a means of eliminating the need to pay compensation for their removal from areas of the city that may be inappropriate or cause blight," and where these local legislative enactments are specifically intended to satisfy the provisions of Section 5412 of the California Outdoor Advertising Act (Bus. & Prof. Code §§ 5200 et seq.) (the "Outdoor Advertising Act"), as reflected in the recitals for Ordinance No. 2914;

I. WHEREAS, the Outdoor Advertising Act, including Sections 5412, 5443, and 5443.5 thereof, empower the City and Developer to enter into billboard-related agreements on whatever terms are agreeable to such parties;

J. WHEREAS, Municipal Code Section 17.82.030(A) provides that a development agreement, by and between the applicant and the City, in accordance with the Development Agreement Law and Municipal Code Chapter 17.82, may also constitute a relocation agreement pursuant to California Business and Professions Code Section 5412;

K. WHEREAS, billboards to be relocated pursuant to Municipal Code Section l7.82.030(C) in the billboard overlay zone may originate in areas outside the billboard overlay zone or outside the City's boundaries, provided a development agreement documents their location and removal, and the benefits associated with such relocation;

L. WHEREAS, Developer has chosen to completely demolish and relocate an existing Billboard (Panel 4484) located at Garvey Avenue South Line, 176 Feet East of Meeker Avenue, east facing (11618 Garvey Avenue, El Monte, APN# 8105-007-031) (the “Existing Billboard”), which is a legal nonconforming billboard, to a more suitable location within the City's billboard overlay zone that lessens the overall negative aesthetic impacts on the City and its residents and provides public benefits for such relocation, in compliance with Municipal Code Section 17.82.030(C)(3);

M. WHEREAS, removing the Existing Billboard, which is outdated, weathered and dilapidated, and relocating it to the Site with a modern outdoor advertising display would confer aesthetic benefits on the City and its residents because: (l) modern electronic technology in outdoor advertising displays incorporates controls on brightness levels and bulb direction that minimize ambient light, reduce sky glow, and result in de minimis light intrusion beyond 350 feet (to a point that light increases generally fail to register on light meters beyond this distance); and, (2) a modern structure would eliminate a source of potential blight and improve the aesthetic environment within the City;

N. WHEREAS, the relocation of the Existing Billboard satisfies the relocation provisions of Chapter 17.82 of the Municipal Code;

O. WHEREAS, Developer would not remove the Existing Billboard but for the benefits received under this Agreement, and otherwise would demand just compensation for any action by the City or any other governmental entity, in eminent domain or otherwise, to remove the Existing Billboard;

P. WHEREAS, the City intends this Agreement and terms obligating Developer to remove the Existing Billboard will allow for the redevelopment of the Existing Billboard site in a planned manner that is more compatible with existing development, and consistent with the City's modern zoning and general plan policies, without the expenditure of public funds;

Q. WHEREAS, Developer shall take down the Existing Billboard prior to commencing live operations of the New Digital Billboard;

R. WHEREAS, the New Digital Billboard will be placed adjacent to a landscaped freeway, on parcels for which the State of California would be prohibited from granting an outdoor advertising permit, but for the removal of legal nonconforming displays adjacent to landscaped freeways. Developer will be applying relocation credits ODA permit #9451 located at APN 007-230-001 and ODA permit # 20677 located at APN 007-230-008, so the terms of this Agreement will not cause an increase in the number of displays within California's landscaped freeway segments;

S. WHEREAS, to mitigate the impact of the installation of the New Digital Billboard and in consideration of City's agreement to enter into this Agreement with Developer and grant the approvals sought by Developer for the New Digital Billboard, Developer is agreeable to pay the City an annual Development Fee (as such terms are defined below), for the cost to the City to enter into this Agreement and to mitigate the impact of the installation of the New Digital Billboard and to reimburse the City its Project costs;

T. WHEREAS, Developer and the City agree that a development agreement should be approved and adopted to memorialize the property expectations of the City and Developer, as more particularly described herein.

U. This Agreement eliminates uncertainty in planning and provides for the orderly implementation of the Project in a manner consistent with the City's zoning regulations and the General Plan.

V. On _____, 2024, at a duly noticed public hearing, the Planning Commission adopted Resolution No. _____, recommending approval of this Agreement (Development Agreement No. _____) to the City Council.

W. On _____, 2024, the City Council found that, as a result of the Project in accordance with the Development Approvals and this Agreement, (1) this

Agreement is in the best public interest of the City and its residents, as it will improve the overall existing aesthetic environment within the City and provide the City with significant public benefits, as enumerated in, and required by, this Agreement; (2) adopting this Agreement constitutes a present exercise of the City's police power; (3) the New Digital Billboard Project is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property encompassing the Site is located, where (a) the New Digital Billboard is located in a General Commercial (C-3) zone and is surrounded by several fast food restaurants, mixed retail shopping centers, office buildings, a large automobile dealership, and other urban uses, as well as signage accessory to these uses, including without limitation illuminated freestanding signs at heights similar to the proposed New Digital Billboard; and (b) the nearest residential zone is located more than 350 feet away to the southwest; (4) the terms of the Agreement are in conformity with, and will not be detrimental to, the public's health, safety, convenience, and general welfare, including without limitation the safety, convenient, and general welfare of motorists, where the New Digital Billboard's messages will not simulate or imitate any directional, warning, danger, information, or traffic sign; will display advertising messages for a minimum of eight seconds, which is twice the minimum required by local and state law; will maintain brightness levels of 0.3 footcandle or less above ambient levels, which is 1/5th the maximum brightness levels permitted under state law; and will not emit, at a distance of 250 feet or more, light at brightness levels that would be discernable by sensitive receptors or likely register on light meters when compared to existing ambient conditions; (5) the New Digital Billboard will not interfere with required parking or landscaping on the Site, where the footprint of the New Digital Billboard encroaches on no required parking spaces or landscaping, and where there is sufficient space on the remainder of the Site to accommodate all required parking and landscaping; (6) the New Digital Billboard Project will provide benefits that would not otherwise accrue to the public in the absence of the New Digital Billboard's elimination, including the accrual of public monies and public advertising messaging, as set forth in greater detail in this Agreement; (7) this Agreement and the New Digital Billboard Project, consistent with Municipal Code Chapter 17.82, will achieve a number of City objectives including the improvement of the visual environment and facilitation of the orderly development, relocation, and distribution of existing displays to more appropriate locations within the City, while allowing for the incorporation of modern technology into relocated displays that, in part, provide the City with a means of advertising the City, its events, and public service announcements.

X. WHEREAS, approval of this Agreement and the New Digital Billboard Project are decisions that implement Municipal Code Chapter 17.82 and the updated Billboard Overlay Zone project, which the City Council adopted in June 2022, and for which an Initial Study and Mitigated Negative Declaration ("MND") was adopted consistent with the provisions of the California Environmental Quality Act ("CEQA");

Y. WHEREAS, development of the Site was specifically identified in the MND and, upon adoption of the MND, was identified in the Notice of Determination that was filed with respect to the MND on July 19, 2017 as amended in 2019 and 2022;

Z. WHEREAS, the City finds the MND fully evaluated the environmental impacts the New Digital Billboard Project in accordance with CEQA, and that no further CEQA review is necessary for any Project-related approvals and permits.

AA. On _____, 2024, the City Council, at a duly noticed hearing to consider the approval of this Agreement, considered the proposal, heard testimony, and introduced Ordinance No. _____, which Ordinance approves this Agreement;

BB. On _____, 2024, the City Council held the second reading on, and adopted Ordinance No. _____, thereby approving this Agreement;

CC. The City finds and determines that all actions required of the City precedent to approval of this Agreement by Ordinance No. _____ of the City Council have been duly and regularly taken;

DD. WHEREAS, in exchange for the benefits to the City described in the Agreement together with other public benefits that will result from the development of the New Digital Billboard, Developer will receive by this Agreement assurance that it may proceed with the New Digital Billboard, and therefore desires to enter into this Agreement.

NOW, THEREFORE, pursuant to the authority contained in the Development Agreement Act, as it applies to the City, and in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1. Definitions. This Agreement uses a number of terms having specific meanings, as defined below. These specially defined terms are distinguished by having the initial letter capitalized, when used in the Agreement. In addition to the terms defined in the Recitals above, the defined terms include the following:

1.1.1 "Additional Revenue" means revenue received from a third-party for use of the support structure of the New Digital Billboard for the installation of Telecommunications Facilities.

1.1.2 "Agreement" means this Development Agreement and all attachments and exhibits hereto.

1.1.3 "Anniversary Date" is the annual reoccurrence of the Commencement Date.

1.1.4 “Annual Gross Advertising Revenue” shall mean all annual income actually received by Developer and generated from the sale of advertising on the New Digital Billboard during the preceding year of the Term, less any commissions paid by Developer to advertising agencies, but only to the extent such commissions do not exceed sixteen and two thirds percent (16 2/3 %) of the annual income actually received.

1.1.5 "City" means the City of El Monte, a California municipal corporation.

1.1.6 "City Council" means the City Council of the City.

1.1.7 "Commencement Date" means the date that is five (5) business days after the satisfaction of the Completion Requirements.

1.1.8 “Completion Requirements” means (i) issuance of all Development Approvals, Final Permits and/or compliance with all requirements under applicable laws required to operate the New Digital Billboard and the expiration of all applicable challenge periods related to the foregoing without the filing of any challenge or appeal (or if a challenge or appeal has been filed, such challenge or appeal has been resolved on terms reasonably satisfactory to Developer), as evidenced by written notice thereof from Developer to the City, and (ii) completion of construction of the New Digital Billboard, such that Developer can immediately commence operation of the New Digital Billboard (as determined by Developer in its reasonable discretion), as evidenced by written notice thereof from Developer to the City.

1.1.9 “Developer” means Lamar Central Outdoor, LLC, a Delaware limited liability company duly existing and operating, and its successors and assigns.

1.1.10 “Development” means the installation of a New Digital Billboard on the Site and the undergrounding of all utilities from Southern California Edison's electrical source or an electrical source located elsewhere on Owner's property (e.g., from an electrical panel on a building situation on Owner's property) to the New Digital Billboard, as well as any other improvements to the Site for the purpose of completing the structures, improvements and facilities comprising the Project.

1.1.11 “Development Agreement Act” means Article 2.5 of Chapter 4 of Division 1 of Title 7 (Sections 65864 through 65869.5) of the California Government Code, as the same may be amended or re-codified from time to time.

1.1.12 “Development Approvals” means any and all permits, licenses, consents, rights and privileges approved or issued by the City in connection with the Project on or before the Effective Date, including, without limitation, this Agreement and the following entitlements: the Resolution No. _____ approved by the Planning Commission on _____, 2024, and approval of the City Council by Ordinance No_____ on _____, 2024, as further described at Section 4.4 herein.

1.1.13 “Effective Date” means the date inserted into the preamble of this Agreement, which is thirty (30) days following (a) approval of this Agreement by ordinance of the City Council, provided this Agreement is signed by Developer and the City, (b) the Development Approvals have been approved; and (c) expiration of all applicable challenge periods without the filing of any challenge or appeal (or if a challenge or appeal has been filed, such challenge or appeal has been resolved on terms reasonably satisfactory to Developer) related to the Development Approvals and CEQA.

1.1.14 “Final Permits” shall mean all necessary/required permits and inspections by all governmental and utility agencies, including any permits and approvals required by the California Department of Transportation, to construct and operate the New Digital Billboard and related improvements, which are signed and dated by the City, as applicable. Final Permits do not include the Development Approvals.

1.1.15 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of the City, including, but not limited to, the City's General Plan, Municipal Code and Zoning Code, which govern development and use of the Site, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of the New Digital Billboard, and the design, improvement and construction standards and specifications applicable to the Development or the Site which are in full force and effect as of the Effective Date of this Agreement, subject to the terms of this Agreement. Land Use Regulations shall also include the federal National Pollutant Discharge Elimination System ("NPDES") regulations and approvals from the California Department of Transportation Outdoor Advertising Division to the extent applicable.

1.1.16 “Lease” means the lease or license agreement, as the case may be, for the Site between Owner, as landlord or licensor, and Developer, as tenant or licensee.

1.1.17 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device, a lender or each of their respective successors and assigns.

1.1.18 "Official Records" means the official Records of Los Angeles County, California.

1.1.19 "City Fees" means all fees and charges required by City that are customarily and applied uniformly to all construction or development related activity including, but not limited to, fees for land use applications, building permit applications, building permits, grading permits, hauling permits, encroachment permits, demolition permits, lot line adjustments, street vacations, inspections, certificates of occupancy and plan check.

1.1.20 "Processing Fee" is the fee which is in addition to the payment of City Fees or customary building plan check or building permit fees, and is intended to reimburse the City for fees and costs incurred in connections with City's review, evaluation, and analysis pertaining to the New Digital Billboard, including, but not limited to, legal and consultant fees and feasibility analysis incurred by the City in negotiation and preparation of this Agreement.

1.1.21 "Project" means the New Digital Billboard as described in Exhibit "B" consistent with the Development Approvals and the Final Permits.

1.1.22 "Site" refers to the real property described in Recital B and more specifically described on Exhibit "A" attached hereto and incorporated herein.

1.1.23 "Scope of Development" means the Scope of Development attached hereto as Exhibit "B" and incorporated herein.

1.1.24 "Subsequent Land Use Regulations" means any Land Use Regulations adopted and effective after the Effective Date of this Agreement which govern development and use of the Site and Project.

1.1.25 "Subsequent Development Approvals" means any Development Approvals issued subsequent to the Effective Date in connection with the Project.

1.1.26 "Telecommunications Facilities" means an antenna or wireless communication device, infrastructure and related equipment for telecommunications, cellular or wi-fi service, surveillance or other video equipment provided by a duly approved and licensed telecommunications service provider.

1.1.27 "Term" shall have the meaning provided in Section 2.4, unless earlier terminated as provided in this Agreement.

1.1.28 “Owner” means the owner of the Site.

1.2. Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement: Exhibit "A" (Legal Description of Site), Exhibit "B" (Scope of Development), and Exhibit "C" (Site Plan and Elevations).

2. GENERAL PROVISIONS.

2.1. Application of Agreement. This Agreement shall apply to the development and use of the Project carried out on the Site. The Project shall be developed and operated in accordance with the Development Approvals and this Agreement.

2.2. Binding Effect of Agreement. From and following the Effective Date, actions by the City and Developer with respect to the Development, including actions by the City on applications for Subsequent Development Approvals affecting the Site, shall be subject to the terms and provisions of this Agreement, provided, however, that nothing in this Agreement shall be deemed or construed: (i) to modify or amend the Lease, or any of Developer's obligations thereunder, or to bind or restrict Owner with respect to its ownership or operation of the Site except as expressly set forth herein with respect to the Development, or (ii) to impose any obligation whatsoever on Owner with respect to the Development, except as expressly set forth in this Agreement.

2.3. Interest in Site. The City and Developer acknowledge and agree that Developer is the tenant or licensee of the Site and thus is qualified to enter into and be a party to this Agreement under the Development Agreement Act. The City and Developer acknowledge and agree that Developer has a legal or equitable interest in the Site and thus is qualified to enter into and be a party to this Agreement under the Development Agreement Act. Additionally, prior to the execution of this Agreement, Developer has allowed the City to view a redacted copy of the Lease which demonstrates that Developer

has a leasehold or license interest in the Site, which interest shall be maintained for the entire Term of this Agreement. If Developer's leasehold or license interest is prematurely and legally terminated by Owner in conformance with the Lease, then Developer shall have no further obligations under Section 3(a) of the Scope of Development attached hereto as Exhibit "B", relative to the maintenance of landscaping thereon that particular Site, except as provided under Section 6.1. Additionally, if Developer's leasehold or license interest is prematurely terminated for any reason, then Developer shall have no further obligations under this Agreement for that particular Site, except as provided under Section 6.1.

2.4. Term of Agreement. Unless earlier terminated as provided in this Agreement, this Agreement shall commence on the Commencement Date and continue in full force and effect until the date that is thirty (30) years after the Commencement Date (the "Initial Term"), and thereafter for successive like terms of one (1) year each (each, a "Successive Term" and collectively, the "Successive Terms"), unless not less than thirty (30) days (and no more than ninety (90) days) before the end of the Initial Term or any subsequent Successive Term, Developer or the City gives written notice of termination of this Agreement to the other party. The Initial Term and all Successive Terms are collectively referred to herein as the "Term". Notwithstanding any provision in this Agreement to the contrary, the Term of this Agreement shall automatically expire upon (i) the expiration or earlier termination of the Lease, or (ii) the permanent removal of the New Digital Billboard constructed pursuant to the terms hereof, other than its removal for repair or replacement. Within thirty (30) days after the termination of this Agreement, the parties shall execute a written cancellation of this Agreement, which shall be recorded in the Official Records pursuant to Section 9.1 below. If this Agreement is not extended or renewed as set forth herein, then either party may, at its option, elect for Developer to remove the digital displays and restore the surface portion of the Site affected by the New Digital Billboard to its pre-billboard condition.

3. DEVELOPER OBLIGATIONS - PUBLIC BENEFIT.

3.1. Processing Fee. Upon submission of this Agreement for approval by City, Developer will pay to the City a one-time Processing Fee in the amount of Twenty Thousand and No/100 Dollars ($20,000.00). Processing Fee is intended to reimburse the City for fees and costs incurred in connections with the City’s review, evaluation, and analysis pertaining to the New Digital Billboard, including, but not limited to, legal fees and feasibility analysis incurred by the City in negotiation and preparation of this Agreement.

3.2. City Fees. Developer shall pay all City Fees (i.e., planning, public works, CEQA, building permits, etc.) for the development of the Project at the rate and amount in effect at the time the fee is required to be paid. Additionally, Developer is to pay for all costs associated with obtaining Caltrans ODA permits.

3.3. Annual Development Fee. The potential impacts of the Project on the City and surrounding community are difficult to identify and calculate. Developer and City agree that an annual development fee (“Development Fee”) paid by Developer to City would

adequately ameliorate all such potential impacts. The parties therefore agree that Developer shall pay an annual development fee to City. The Development Fee shall be paid to the City in advance on the first (1st) day of each calendar quarter in four (4) equal quarterly installments as set forth in the table below, with quarterly installments for the first and last quarters of the Term prorated based upon a ninety (90) day quarter. If the Development Fee is not paid within ten (10) days of the due date, City must provide Developer with a Notice of Default. If the Notice of Default is received and the Development Agreement is not paid within fifteen (15) days of the due date, in addition to the Development Fee, a standard late fee of Ten Percent (10%) of the Development Fee due will be assessed, along with a statutory interest at the maximum rate permitted by law until paid.

Initial Term	Development Fee
Years 1-10	$80,000
Years 11-20	$100,000
Years 21-30	$125,000

The New Digital Billboard shall be Operational within thirty (30) days from City's final sign-off of the Building Permit or upon delivery of power to the sign for the purpose of determining the date that payments of the Development Fee (or Alternative Fee per Section 3.4) shall commence.

3.4. Alternative Fee. For any year of the Term where the Alternative Fee, as defined in this Section 3.4, exceeds the Development Fee described in Section 3.3 above, Developer shall pay to City the Alternative Fee, which is defined as an amount equal to: Ten Percent (10%) of Annual Gross Advertising Revenue for years 1-10, Fifteen Percent (15%) of Annual Gross Advertising Revenue for years 11-20, and Twenty Percent (20%) of Annual Gross Advertising Revenue for years 21-30. Within ninety (90) days following the end of each year of the Term hereof, and ending within ninety (90) days of the termination of the Term, Developer shall furnish to City a statement in writing showing the total Annual Gross Advertising Revenue made from each sign face of the New Digital Billboard during the preceding year of the Term attributable to each sign display of the New Digital Billboard to the extent such Alternative Fee exceeds the Development Fee for that same preceding year.

3.5. Additional Development Fee. Within ten (10) days after issuance of Caltrans ODA permits and all required City approvals and City building permits, Developer will pay to the City a one-time Additional Development Fee in the amount of One Hundred Thousand and No/100 Dollars ($100,000.00). In the event that this Agreement is terminated by Developer pursuant to the provisions in Section 4 below, (i.e., if City does not approve Developer's sign permit applications for the New Digital Billboard, or if a court of competent jurisdiction invalidates the City approval of the sign permits) the Additional Development

Fee shall be refunded to Developer.

3.6. Community Benefits. Developer shall also provide the following community benefits during the entire Term of this Agreement:

3.6.1 City's Use of the Billboard. During the entire Term of this Agreement, Developer shall provide five percent (5%) of available display time equally spread throughout a 24-hour day for the Site for public service announcements by the City on either side of the New Digital Billboard, subject to availability of space. Developer shall place City-provided announcements, on a space available basis, in one (1) of the eight (8) display images in the current rotation of display images at any time. The City shall be responsible for providing Developer with approved advertising copy and shall also be responsible for any costs associated with providing Developer with artwork in acceptable format per Developer's specifications. City's use is subject to the following conditions and parameters: (1) all copies must be submitted to Developer at least five (5) days before the proposed display date and will be subject to Developer's standard advertising copy rejection and removal policies, which allows Developer, in its sole discretion, to approve or disapprove copy and remove copy once posted or displayed, and (2) all five (5) weeks' worth of display time for a particular year must be utilized during such year (i.e., no advertisement rights shall accumulate or carryover to the following year).

3.6.2 Alert System. The New Digital Billboard shall be connected into and utilized in connection with the Amber Alert communications network established by the U.S. Department of Justice and with Caltrans or other agencies for FEMA and other emergency messages.

3.6.3 Discount Advertising. Developer shall offer a ten percent (10%) discount off its applicable rates for display of advertising on the New Digital Billboard to any current, active member of the El Monte - South El Monte Chamber of Commerce with a City of El Monte business address and a current, valid business license. Other terms and additions will be agreed upon between the Developer and the applicable advertiser.

3.6.4 City Signage. Developer shall install and maintain on both sides of the New Digital Billboard above the display panel a sign reading "City of El Monte". The design of such sign shall be approved by the City.

3.7. Restrictions on Use. Developer shall not utilize any of the displays on the New Digital Billboard to advertise or communicate political matter, tobacco including e-cigarettes and vaping, marijuana, hashish, "strip clubs," adult entertainment businesses, sexually oriented materials, or use sexually oriented images or language. Further, Developer shall not utilize any of the displays on the New Digital Billboard to advertise or communicate any matter that may be prohibited by State or Federal law and any City ordinance existing as of the Effective Date of this Agreement, or as may be amended or implemented from time-to-time after the Effective Date and equally-applicable to all billboard displays by any duly and valid City ordinance. The New Digital Billboard shall at all times be constructed and

operated in a manner consistent with the Outdoor Advertising Act of the State of California (Business & Professions Code sections 5200 et seq.) and other applicable State and Federal laws and regulations.

3.8. City's Rights to Use the Site. Upon Developer's final approval, the City shall have the right to access and install Telecommunications Facilities on the Site that the City deems necessary for the health, safety and welfare of the public or pursuant to a third-party agreement. The City shall be responsible for all of the installation and operating costs of its Telecommunications Facilities, and the City's Telecommunications Facilities shall be installed and operated in a manner that does not interfere with or negatively impact the New Digital Billboard in any manner, including, without limitation, the amount of advertising revenue received by Developer from the operation of the New Digital Billboard or the amount of Additional Revenue derived therefrom. The City shall indemnify, defend and hold harmless Developer and its members, partners, shareholders, officers, directors, employees and affiliates (collectively, the "Developer Parties") from and against any and all claims, lawsuits, actions, proceedings, judgments, losses, costs, claims (including reasonable sums paid in settlement of claims), reasonable attorneys' fees, consultant and expert fees, penalties, damages and liabilities (collectively, "Claims") arising from or related to the installation, operation or use of the Telecommunications Facilities installed on the Site by or on behalf of the City, except to the extent that such Claims arise from the active negligence or willful misconduct of any of the Developer Parties.

3.9. Fixed Facility Fee. Should City or Developer enter into any agreement for the installation of Telecommunications Facilities on the support structure of the New Digital Billboard, the party receiving payment for such Telecommunications Facilities shall pay to the other party an annual fixed facility fee of fifteen percent (15%) of the Additional Revenue collected as a result of the Telecommunications Facilities. Each party shall have the right upon request to review and audit the Additional Revenue received by the other party for a period thirty (30) days after the date on which such Additional Revenue was received.

4. DEVELOPMENT AND IMPLEMENTATION OF THE DEVELOPMENT.

4.1. Rights to Develop. Subject to provisions of this Agreement, Developer shall have the right to develop the Site in accordance with, and to the extent of, the Development Approvals, the existing Land Use Regulations, this Agreement and in compliance with all laws, regulations, rules and requirements of all governmental authorities with jurisdiction over the Project.

4.2. Removal of Existing Billboard. The Parties hereto acknowledge and agree that in exchange for the ability to develop the New Digital Billboard, Developer shall permanently remove the Existing Billboard. Developer's ability (and obligations hereunder) to remove the Existing Billboard and develop and operate the New Digital Billboard is dependent upon Developer obtaining all necessary permits. Developer shall have no obligation to remove the Existing Billboard, pursuant to the terms of this Agreement, if City does not approve Developer's sign permit applications for the New Digital Billboard, or if a court of competent

jurisdiction invalidates the City approval of the sign permits. Should the City fail to approve Developer's sign permit applications or should the approval of the sign permits be invalidated, the obligations of the Parties under this Agreement shall terminate and the Agreement shall be of no further force and effect. City agrees to cooperate with Developer with respect to Developer pursuing the issuance of the sign permit applications.

4.3. Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement, the rules, regulations and official policies governing permitted uses of the Site, the density and intensity of use of the of the structures on the Site, the maximum height and size of proposed structures on the Site, and the design, improvement and construction standards and specifications applicable to the Site, shall be as set forth in the Land Use Regulations which are in full force and effect as of the Effective Date of this Agreement, subject to the terms of this Agreement.

4.4. Development Approvals. Developer shall, at its own expense and before commencement of demolition, construction or development of any structures or other work of improvement upon the Site, secure or cause to be secured the Development Approvals, Design Review and building permit(s) from the City, and any and all permits and approvals which may be required by any other governmental agency or utility affected by such construction, development or work to be performed by Developer pursuant to the Scope of Development; provided, however, that the City acknowledges that the City's Planning Commission and City Council have approved an Initial Study/Negative Declaration for the Project, thus complying with, and satisfying the requirements of CEQA. Not by way of limiting the foregoing, in developing and constructing the Development, Developer shall comply with all:

(1) applicable development and design standards in the City's Municipal Code that were in effect at the time the Agreement was approved by the City's Planning Commission;

(2) applicable NPDES requirements pertaining to the Development, and (3) applicable building codes that were in effect at the time the Agreement, except as may be permitted through approved variances and modifications. Developer shall pay all normal and customary fees and charges applicable to such permits, and any fees and charges hereafter imposed by the City in connection with the Development which are standard and uniformly applied to similar projects in the City. Nothing contained in this Agreement shall be deemed to impose any obligation on Owner with respect to the Development Approvals or the Development.

4.5. Timing of Development.

4.5.1. The parties acknowledge that Developer cannot at this time predict when or if the Property will be developed. Such decisions depend upon numerous factors that are not within the control of Developer. Because the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo* (1984) 37 Cal.3d 465 (the "Pardee Case") that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties'

agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that, except as otherwise provided in this Agreement, Developer shall have the right to develop the Project consistent with the Development Approvals in such order and at such rate and at such times as Developer deems appropriate within the exercise of its sole and subjective business judgment during the Term of this Agreement. This provision shall be broadly construed to provide Developer the greatest amount of time and flexibility (in light of the Pardee Case and any other similar or distinguishing cases) as necessary or appropriate to permit Developer to complete the development of the Project irrespective of later-adopted rules, regulations or initiatives that would otherwise restrict Developer's time to complete the Project.

4.5.2. Developer shall commence construction of the New Digital Billboard on the Site within one hundred eighty (180) calendar days following: (a) Developer's receipt of a building permit from the City for construction of the New Digital Billboard and related improvements, (b) the issuance of all Development Approvals and Final Permits for construction of the New Digital Billboard and related improvements, and (c) the expiration of all applicable challenge periods related to the foregoing without the filing of any challenge or appeal (or if a challenge or appeal has been filed, such challenge or appeal has been resolved on terms reasonably satisfactory to Developer). In the event that Developer fails to meet the schedule for commencement of construction of the New Digital Billboard set forth above, then after compliance with Section 5.3, either party hereto may terminate this Agreement by delivering written notice to the other party, and, in the event of such termination, neither party shall have any further obligation hereunder. However, if circumstances within the scope of Section 9.10 delay the commencement of construction or completion of construction of the New Digital Billboard, then such delays shall not constitute grounds for any termination rights found within this Agreement and the timeline to commence or complete the relevant task shall be extended in the manner set forth in Section 9.10. Notwithstanding the above, Developer shall, at all times, comply with all other obligations set forth in this Agreement regarding the construction or improvement of the New Digital Billboard. Developer shall also maintain the New Digital Billboard at all times during the Term in accordance with the maintenance provisions set forth in Section 3 of the Scope of Development, attached as Exhibit "B" herein.

4.6. Changes and Amendments. Developer may determine that changes to the Development Approvals are appropriate and desirable. In the event Developer makes such a determination; Developer may apply in writing for an amendment to the Development Approvals to effectuate such change(s). The parties acknowledge that the City shall be permitted to use its inherent land use authority in deciding whether to approve or deny any such amendment request; provided, however, that in exercising the foregoing reasonable discretion, the City shall not apply a standard different than that used in evaluating requests of other developers. Accordingly, under no circumstance shall the City be obligated in any manner to approve any amendment to the Development Approvals. The City Manager shall be authorized to approve any non-substantive amendment to the Development Approvals without processing an amendment to this Agreement. All other amendments shall require

the approval of the City Council. Nothing herein shall cause Developer to be in default if it upgrades the digital displays installed pursuant to this Agreement during the Term of this Agreement to incorporate newer technology; provided Developer shall secure all applicable ministerial permits to do so and such upgrade is consistent with the dimensions and standards for the displays, as provided under this Agreement, Land Use Regulations and Subsequent Land Use Regulations.

4.7. Reservation of Authority.

4.7.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the Development:

(a) Processing fees and charges of every kind and nature imposed by the City to cover the estimated actual costs to the City of processing applications for Subsequent Development Approvals.

(b) Procedural regulations consistent with this Agreement relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure. Notwithstanding the foregoing, if such change materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

(c) Changes adopted by the International Conference of Building Officials, or other similar body, as part of the then most current versions of the Uniform Building Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, or National Electrical Code, as adopted by the City as Subsequent Land Use Regulations, if adopted prior to the issuance of a building permit for development of the New Digital Billboard. Notwithstanding the foregoing, if such change materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

(d) Regulations that are not in conflict with the Development Approvals or this Agreement.

(e) Regulations that are in conflict with the Development Approvals or this Agreement, provided Developer has given written consent to the application of such regulations to the Development.

(f) Applicable federal, state, county and multi-jurisdictional laws and regulations which the City is required to enforce against the Site or the Development, and that do not have an exception for existing signs or legal nonconforming uses.

4.7.2. Future Discretion of the City. This Agreement shall not prevent the City from denying or conditionally approving any application for a Subsequent Development Approval on the basis of the Land Use Regulations.

4.7.3. Modification or Suspension by Federal, State, County, or Multi-Jurisdictional Law. In the event that applicable federal, state, county or multi-jurisdictional laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, and there is no exception for the legal nonconforming use under applicable federal, state, county or multi-jurisdictional laws or regulations, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such federal, state, county or multi-jurisdictional laws or regulations, and this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provision impractical to enforce. Notwithstanding the foregoing, if such change materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

4.8. Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not subject to control by the City may possess authority to regulate aspects of the Development as contemplated herein, and this Agreement does not limit the authority of such other public agencies. Developer acknowledges and represents that, in addition to the Land Use Regulations, Developer shall, at all times, comply with all applicable federal, state and local laws and regulations applicable to the Development and that do not have an exception for a legal nonconforming use. To the extent such other public agencies preclude development or maintenance of the Development and do not have an exception for a legal nonconforming use, Developer shall not be further obligated under this Agreement except as provided in Section 6.1. Notwithstanding the foregoing, if such action by another public agency materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

4.9. Public Improvements. Notwithstanding any provision herein to the contrary, the City shall retain the right to condition any Subsequent Development Approvals on the requirement that Developer pay subsequently required development fees, and/or construct certain subsequently required public infrastructure ("Exactions") at such time as the City shall determine, subject to the following conditions:

4.9.1. The payment or construction must be to alleviate an impact caused by the Development or be of benefit to the Development; and

4.9.2. The timing of the Exaction should be reasonably related to the development of the Development and said public improvements shall be phased to be commensurate with the logical progression of the development of the Development, as well as the reasonable needs of the public.

4.9.3. It is understood, however, that if the there is a material increase in cost to Developer, or such action by the City otherwise materially impacts Developer or its performance hereunder, Developer may terminate this Agreement upon ninety (90) days

prior written notice to the City.

4.10. Fees, Taxes and Assessments. During the Term of this Agreement, the City shall not, without the prior written consent of Developer, impose any additional fees, taxes or assessments on all or any portion of the Development, except such fees, taxes and assessments as are described in or required by this Agreement and/or the Development Approvals. However, this Agreement shall not prohibit the application of fees, taxes or assessments upon the Site only and not on the New Digital Billboard or Developer directly, except as follows:

4.10.1. Developer shall be obligated to pay those fees, taxes or City assessments and any increases in same which exist as the Effective Date and applicable to the Development or are included in the Development Approvals;

4.10.2. Developer shall be obligated to pay any fees or taxes, and increases thereof, imposed on a City-wide basis such as, but not limited to, business license fees or taxes or utility taxes applicable to the Development;

4.10.3. Developer shall be obligated to pay all fees applicable to any permit applications as charged by the City at the time such application(s) are filed by Developer; and

4.10.4. Developer shall be obligated to pay any fees imposed pursuant to any Uniform Code that existed when the permit applications are filed by Developer or that exist when Developer applies for any Subsequent Development Approvals.

4.11. Changes. Notwithstanding anything to the contrary herein, if there is a change in such fees as compared to those fees in effect as of the Effective Date, or if any additional fees are charged and such additional or increased fees materially change Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

5. REVIEW FOR COMPLIANCE.

5.1. Review. In compliance with the Development Agreement Act, the City Council shall have the right to review at its sole cost and expense the Developer's good faith compliance with the terms of this Agreement at least every twelve (12) months during the Term ("Review") and City Council may, in its sole and absolute discretion and at its sole cost and expense, order a Review at any time. No failure on the part of the City to conduct or complete any Review as provided herein shall have any impact on the validity of this Agreement. Developer shall cooperate with the City in the conduct of such any Review.

5.2. City Rights of Access. Subject to the City's execution of a permit to enter the Site in a form reasonably acceptable to Owner, the City and its officers, employees, agents and contractors shall have the right, at their sole risk and expense, to enter the Site without interfering with any right-of-way, and at all reasonable times with as little interference as possible, for the purpose of conducting the Review under this Section 5 or inspection,

construction, reconstruction, relocation, maintenance, repair or service of any public improvements or public facilities located on the Site. Any damage or injury to the Site or to the improvements constructed thereon (including, without limitation, the New Digital Billboard) resulting from such entry shall be promptly repaired at the sole expense of the City. Notwithstanding the foregoing or any other provision in this Agreement (including without limitation Section 5.1 above) to the contrary, the City shall have no right whatsoever to enter the Site unless and until the City executes and delivers to Owner a permit to enter in a form reasonably acceptable to Owner (except that this provision is not intended to interfere with the City's police powers to address any nuisance, dangerous condition, or other condition pursuant to the City's ordinances). Notwithstanding anything to the contrary herein, in no event will the City's representatives ever climb up the pole of the New Digital Billboard during any inspection.

5.3. Procedure. Each party shall have a reasonable opportunity to assert matters which it believes have not been undertaken in accordance with this Agreement, to explain the basis for such assertion, and to receive from the other party a justification of its position on such matters. If, on the basis of the parties' review of any terms of this Agreement, either party concludes that the other party has not complied in good faith with the terms of this Agreement, then such party may issue a written "Notice of Non-Compliance" specifying the grounds therefore and all facts demonstrating such Non-Compliance. The party receiving a Notice of Non-Compliance shall have thirty (30) days to cure or remedy the non-compliance identified in the Notice of Non-Compliance, but if such cure or remedy is not reasonably capable of being cured or remedied within such thirty (30) day period, then the party receiving a Notice of Non-Compliance shall commence to cure or remedy the non-compliance within such thirty (30) day period and thereafter diligently and in good faith prosecute such cure or remedy to completion. If the party receiving the Notice of Non-Compliance does not believe it is out of compliance and contests the Notice of Non-Compliance, it shall do so by responding in writing to said Notice of Non-Compliance within thirty (30) days after receipt of the Notice of Non-Compliance. If the response to the Notice of Non-Compliance has not been received in the office of the party alleging the non-compliance within the prescribed time period, the Notice of Non-Compliance shall be conclusively presumed to be valid. If a Notice of Non-Compliance is contested, the parties shall, for a period of not less than fifteen (15) days following receipt of the response, seek to arrive at a mutually acceptable resolution of the matter(s) occasioning the Notice of Non-Compliance. In the event that a cure or remedy is not timely completed, the party alleging the Non-Compliance may thereupon pursue the remedies provided in Section 6; provided, however, that if the Notice of Non-Compliance is contested and the parties are not able to arrive at a mutually acceptable resolution of the matter(s) by the end of the fifteen (15) day period, then either party shall have the right to seek a judicial determination of such contested matter. Neither party hereto shall be deemed in breach if the reason for Non-Compliance is due to "force majeure" as defined in, and subject to the provisions of, Section 9.10.

5.4. Certificate of Agreement Compliance. If, at the conclusion of any Review, Developer is found to be in compliance with this Agreement, the City shall, upon request

by Developer, issue within ten (10) days of receipt of the request, a written confirmation ("Certificate") to Developer stating that, after the most recent Review, and based upon the information known or made known to the City Manager and the City Council, that (1) this Agreement remains in effect, and (2) Developer is in compliance. The Certificate shall be in recordable form if requested by Developer and shall contain information necessary to communicate constructive record notice of the finding of compliance. Developer may record the Certificate with the County Recorder. Additionally, Developer may, at any time, request from the City a Certificate stating, in addition to the foregoing, which specific obligations under this Agreement have been fully satisfied with respect to the Site and City shall respond within ten (10) days of receipt of the request. If the City fails to respond to a Developer's request pursuant to this Section 5.4, the Developer is presumed to be in compliance with this Agreement or any obligation that is the subject of the Developer's request.

6. DEFAULT AND REMEDIES.

6.1. Termination of Agreement.

6.1.1. Termination of Agreement for Material Default of Developer. The City, in its discretion, may terminate this Agreement (a) if Developer fails to pay the Development Fee within fifteen (15) days after the due date, or (b) for any material failure of Developer to perform any material duty or obligation of Developer hereunder or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default' or "breach"); provided, however, the City may terminate this Agreement pursuant to subsection (b) above only after following the procedures set forth in Section 5.3. In the event of a termination by the City under this Section 6.1.1, Developer acknowledges and agrees that the City may retain any portion of the Development Fee paid up to the date of termination and Developer shall pay the prorated amount of the Development Fee within sixty (60) days after the date of termination and removal of the New Digital Billboard that equates to the percentage of time elapsed in the year of the Term at the time of termination.

6.1.2. Termination of Agreement for Material Default of City. Developer, in its discretion, may terminate this Agreement for any material failure of the City to perform any material duty or obligation of the City hereunder or to comply in good faith with the terms of this Agreement; provided, however, Developer may terminate this Agreement pursuant to this Section only after following the procedures set forth in Section 5.

6.1.3. Termination of Agreement Without Default. Developer may terminate this Agreement upon the occurrence of any of the following: (1) if, despite Developer's good faith efforts, Developer is unable to secure the necessary permits (including all Final Permits) and/or comply with requirements under applicable laws as necessary to effectuate the Development, or (2) any governmental agency has concluded a taking or regulatory taking of the Site and/or the Development, or (3) the Lease is terminated, or (4) if the view of the New Digital Billboard becomes entirely or partially obstructed and such obstruction cannot be reasonably cleared, or (5) any other circumstance or event pursuant to which

termination is permitted by Developer under this Agreement. In the event of a termination by Developer under this Section 6.1.3, Developer acknowledges and agrees that the City may retain any portion of the Development Fee paid up to the date of termination and Developer shall pay the prorated amount of the Development Fee within sixty (60) days after the date of termination.

6.1.4. Rights and Duties Following Termination. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except (i) Developer's obligation to remove the terminated New Digital Billboard pursuant to Section 2.4, and (ii) any continuing obligations to indemnify other parties.

7. INSURANCE, INDEMNIFICATION AND WAIVERS.

7.1. Insurance.

7.1.1. Types of Insurance.

(a) Liability Insurance. On or prior to the Effective Date and until completion of the Term, Developer shall, at its sole cost and expense, keep or cause to be kept in force for Developer general liability insurance against claims and liabilities for bodily injury, death or property arising out of or in connection with Developer's activities under this Agreement and for claims and liabilities covered by the indemnification provisions of Section 7.2. Such insurance shall have the following limits: (i) at least Two Million Dollars ($2,000,000) for bodily injury or death to any one person, (ii) at least Four Million Dollars ($4,000,000) for any one accident or occurrence, and (iii) at least One Million Dollars ($1,000,000) for property damage. Within seven (7) days after written request from the City, Developer shall also furnish or cause to be furnished to the City evidence that any contractors with whom Developer have contracted for the performance of any work for which Developer is responsible maintains the same coverage required of Developer.

(b) Worker's Compensation. Within seven (7) days after written request from the City, Developer shall also furnish or cause to be furnished to the City evidence that any contractor with whom Developer has contracted for the performance of any work for which Developer is responsible hereunder carries worker's compensation insurance as required by law.

(c) Insurance Policy Form. Sufficiency. Content and Insurer. All insurance required by express provisions hereof shall be carried only by responsible insurance companies qualified to do business by California with an AM Best Rating of no less than "A". All such policies shall be non-assignable and shall contain language, to the extent obtainable, to the effect that (i) the insurer waives the right of subrogation against the City and against the City's agents and representatives except as provided in this Section; (ii) the policies are primary and noncontributing with any insurance that may be earned by the City, but only with respect to the liabilities assumed by Developer under this Agreement; and (iii) the policies cannot be canceled or materially changed except after written notice by the insurer to the City or the City's designated representative as

expeditiously as the insurance company agrees to provide such notice. Developer shall furnish the City with certificates evidencing the insurance required to be procured by the terms of this Agreement on or prior to the Effective Date.

7.1.2. Failure to Maintain Insurance. If Developer fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish the City with required proof that the insurance has been procured and is in force and paid for, the City, after complying with the requirements of Section 5.3, may view such failure or refusal to be a default hereunder.

7.2. Indemnification.

7.2.1. General. To the extent of its liability coverage required under Section 7.1.1(a) above, Developer shall indemnify the City and its officers, employees, and agents against, and will hold and save them and each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions, or liabilities (herein "claims or liabilities") that may be asserted or claimed by any person, firm, or entity to the extent arising out of or in connection with the negligent work, operations, or activities of Developer, its agents, employees, subcontractors, or invitees, hereunder, upon the Site or arising from this Agreement.

(a) Developer will defend any action or actions filed in connection with any such claims or liabilities covered by the indemnification provisions herein and will pay all costs and expenses, including reasonable legal costs and attorneys' fees incurred in connection therewith, which attorneys will be the attorneys hired by the insurance company where insurance coverage applies, or by Developer.

(b) Developer will promptly pay any judgment rendered against the City or its officers, agents, or employees for any such claims or liabilities to the extent arising out of or in connection with such negligent work, operations, or activities of Developer hereunder, and Developer agrees to save and hold the City and its officers, agents, and employees harmless therefrom.

7.2.2. Exceptions. The foregoing indemnity shall not include claims or liabilities arising from the negligence or willful misconduct of the City, or its officers, agents or employees who are directly responsible to the City.

7.2.3. Additional Coverage. Without limiting the generality of the foregoing, Developer's indemnity obligation shall include any liability arising by reason of:

(a) Any accident or other occurrence in or on the Site causing injury to any person or property whatsoever to the extent caused by Developer;

(b) Any failure of Developer to comply with performance of all of the provisions of this Agreement;

(c) Any harm, delays, injuries or other damages incurred by any

party as a result of any subsurface conditions on the Site caused solely by Developer, including but not limited to, the presence of buried debris, hazardous materials, hydrocarbons, or any form of soil contamination.

7.2.4. Loss and Damage. Except as set forth below, the City shall not be liable for any damage to property of Developer, nor for the loss of or damage to any property of Developer by theft or otherwise. The foregoing sentence shall not apply (i) to the extent the City or its agents, employees, subcontractors, invitees or representatives causes such injury or damage when accessing the Site, or (ii) under the circumstances set forth in Section 7.2.2 above.

7.2.5. Period of Indemnification. The obligations for indemnity under this Section 7.2 shall begin upon the Effective Date and shall survive termination of this Agreement for the period of two (2) years.

7.3. Waiver of Subrogation. Developer and the City mutually agree that neither shall make any claim against, nor seek to recover from the other or its agents, servants, or employees, for any loss or damage to Developer or the City or to any person or property relating to this Agreement, except as specifically provided hereunder, which include but is not limited to a claim or liability to the extent arising from the negligence or willful misconduct of the City or Developer, as the case may be, or their respective officers, agents, or employees who are directly responsible to the City and Developer, as the case may be.

8. MORTGAGEE PROTECTION. The parties hereto agree that this Agreement shall not prevent or limit Developer, in any manner, at Developer's sole discretion, from encumbering Site or any portion thereof or the Development or any improvement on the Site thereon by any mortgage, deed of trust or other security device securing financing with respect to the Site. The City acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and the City agrees upon request, from time to time, to meet with Developer or Owner and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. Subject to compliance with applicable laws, the City will not unreasonably withhold its consent to any such requested interpretation or modification, provided the City determines such interpretation or modification is consistent with the intent and purposes of this Agreement. Upon reasonable approval by the City Attorney, the City authorizes the City Manager to execute any Notices of Consent to Assignment on behalf of the City or similar financial documentation. Any Mortgagee of the Site shall be entitled to the following rights and privileges:

8.1 Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Development of the Site, or any mortgage of the Site made in good faith and for value, unless otherwise required by law.

8.2 The Mortgagee of any mortgage or deed of trust encumbering the

Development of the Site or any mortgage or deed of trust encumbering the Site, or any part thereof, which Mortgagee has submitted a request in writing to the City in the manner specified herein for giving notices, shall be entitled to receive written notification from the City of any default by Developer in the performance of Developer's obligations under this Agreement.

8.3 If the City timely receives a request from a Mortgagee requesting a copy of any Notice of Non-Compliance given to Developer under the terms of this Agreement, the City shall make a good faith effort to provide a copy of that Notice of Non-Compliance to the Mortgagee within ten (10) days of sending the Notice of Non-Compliance to Developer. The Mortgagee shall have the right, but not the obligation, to cure the non-compliance during the period that is the longer of (i) the remaining cure period allowed such party under this Agreement, or (ii) sixty (60) days.

8.4 Any Mortgagee who comes into possession of the Development or the Site, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Development or the Site, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of Developer's obligations or other affirmative covenants of Developer hereunder, or to guarantee such performance; except that (i) to the extent that any covenant to be performed by Developer is a condition precedent to the performance of a covenant by the City, the performance thereof shall continue to be a condition precedent to the City's performance hereunder, and (ii) in the event any Mortgagee seeks to develop or use any portion of the Development or the Site acquired by such Mortgagee by foreclosure, deed of trust, or deed in lieu of foreclosure, such Mortgagee shall strictly comply with all of the terms, conditions and requirements of this Agreement and the Development Approvals applicable to the Development or the Site or such part thereof so acquired by the Mortgagee.

9. MISCELLANEOUS PROVISIONS.

9.1. Recordation of Agreement. This Agreement shall be recorded in the Official Records of the Los Angeles County Recorder within ten (10) days of execution, as required by Government Code Section 65868.5. Amendments approved by the parties, and any cancellation, shall be similarly recorded.

9.2. Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties with respect to the subject matter set forth herein, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

9.3. Severability. If any term, provision, covenant or condition of this Agreement

shall be determined invalid, void or unenforceable, then that term, provision, covenant or condition of this Agreement shall be stricken and the remaining portion of this Agreement shall remain valid and enforceable if that stricken term, provision, covenant or condition is not material to the main purpose of this Agreement, which is to allow the Development to be permitted and operated and to provide the Development Fee to the City; otherwise, this Agreement shall terminate in its entirety, unless the parties otherwise agree in writing, which agreement shall not be unreasonably withheld.

9.4. Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning, to achieve the objectives and purposes of the parties hereto. The rule of construction, to the effect that ambiguities are to be resolved against the drafting party or in favor of the non-drafting party, shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

9.5. Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

9.6. Singular and Plural. As used herein, the singular of any word includes the plural.

9.7. Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

9.8. Waiver. Failure of a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

9.9. No Third-Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit for the parties and Owner and their respective successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

9.10. Force Majeure. Notwithstanding any provision to the contrary herein, neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by earthquakes, other acts of God, fires, rains, winds, wars, terrorism, riots or similar hostilities, strikes and other labor difficulties beyond the party's control (including the party's employment force), government actions and regulations (other than those of the City and of the California Department of Transportation), court actions (such as restraining orders or injunctions), or other causes beyond the party's reasonable control. If any such events shall occur the term of this Agreement then the time for performance shall be extended for the duration of each such event, provided that the Term of this Agreement shall not be extended under any

circumstances for more than five (5) years beyond the date it would have otherwise expired, and further provided that if such delay is longer than six (6) months, Developer may terminate this Agreement upon written notice to the City and the City shall return to Developer any portion of the Development Fee paid for any period after the effective date of such termination.

9.11. Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

9.12. Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

9.13. Litigation. Any action at law or in equity arising under this Agreement or brought by any party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Los Angeles, State of California, or such other appropriate court in said county. Service of process on the City shall be made in accordance with California law. Service of process on Developer shall be made in any manner permitted by California law and shall be effective whether served inside or outside California. In the event of any action between the City and Developer seeking enforcement of any of the terms and conditions to this Agreement, the prevailing party in such action shall be awarded, in addition to such relief to which such party is entitled under this Agreement, its reasonable litigation costs and expenses, including without limitation, its expert witness fees and reasonable attorneys' fees.

9.14. Covenant Not to Sue. The parties to this Agreement, and each of them, agree that this Agreement and each term hereof are legal, valid, binding, and enforceable. The parties to this Agreement, and each of them, hereby covenant and agree that each of them will not commence, maintain, or prosecute any claim, demand, cause of action, suit, or other proceeding against any other party to this Agreement, in law or in equity, which is based on an allegation, or assert in any such action, that this Agreement or any term hereof is void, invalid, or unenforceable.

9.15. Development as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the Development is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between the City and Developer is that of a government entity, regulating the development of private property, on the one hand, and the holder of a legal or equitable interest in such private property on the other hand. The City agrees that by its approval of, and entering into, this Agreement, that it is not taking any action which would transform this private development into a "public

work" development, and that nothing herein shall be interpreted to convey upon Developer any benefit which would transform Developer's private development into a public work project, it being understood that this Agreement is entered into by the City and Developer upon the exchange of consideration described in this Agreement, including the Recitals to this Agreement which are incorporated into this Agreement and made a part hereof, and that the City is receiving by and through this Agreement the full measure of benefit in exchange for the burdens placed on Developer by this Agreement.

9.16. Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

9.17. Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by the City of its power of eminent domain or Developer's right to seek and collect just compensation or any other remedy available to it.

9.18. Amendments in Writing/Cooperation. This Agreement may be amended only by written consent of both parties specifically approving the amendment (which approval shall not be unreasonably withheld, conditioned or delayed) and in accordance with the Government Code provisions for the amendment of development agreements. The parties shall cooperate in good faith with respect to any amendment proposed in order to clarify the intent and application of this Agreement and shall treat any such proposal on its own merits, and not as a basis for the introduction of unrelated matters. Minor, non-material modifications may be approved on behalf of the City by the City Manager upon reasonable approval by the City Attorney.

9.19. Assignment. Except with respect to Permitted Assignments (as defined below), Developer shall not transfer or assign its rights and obligations under this Agreement (collectively, an "Assignment") to any person or entity without the prior approval of the City, which approval shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, the Permitted Assignments shall not be deemed an "Assignment" for the purposes of this Agreement and shall not require the prior approval of the City; provided that, (a) Developer shall notify the City in writing of such proposed Permitted Assignment at least thirty (30) days prior to the effective date of any proposed assignment or transfer, (b) Developer and such assignee shall enter into a written assignment and assumption agreement, executed in recordable form, pursuant to which such assignee shall agree to assume all duties and obligations of Developer under this Agreement remaining to be performed from and after the date of such assignment. For purposes of this Agreement, "Permitted Assignment" shall mean (i) a transfer or

assignment to any person or entity in connection with a transfer or assignment of all of Developer's interest in the Lease, (ii) a transfer or assignment to a corporation, limited liability company or partnership in which Developer holds a voting and financial interest in excess of fifty percent (50%) and (iii) a transfer or assignment to a family member of Developer.

9.20. Corporate Authority. The person(s) executing this Agreement on behalf of each of the parties hereto represent and warrant that (i) such party, if not an individual, is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other agreement to which such party is bound.

9.21. Notices. All notices under this Agreement shall be effective when delivered by United States Postal Service mail, registered or certified, postage prepaid return receipt requested, and addressed to the respective parties as set forth below, or to such other address as either party may from time to time designate in writing by providing notice to the other party:

If to the City:	City of El Monte 11333 Valley Boulevard El Monte, CA 91731 Attn: City Manager
If to Developer:	Lamar Central Outdoor, LLC Ray Baker, GM and Vice President 1121 S. Boyle Avenue, Suite 201 Los Angeles, CA 90023 Email: rbaker@lamar.com Telephone: 323-933-3222
With a copy to:	Stream Kim Hicks Wrage & Alfaro 3403 Tenth Street, Suite 700 Riverside, CA 92501 Attn: Theodore K. Stream, Esq. Email: ted.stream@streamkim.com Telephone: 951-783-9470

9.22. Nonliability of City Officials. No officer, official, member, employee, agent, or representatives of the City shall be liable for any amounts due hereunder, and no judgment or execution thereon entered in any action hereon shall be personally enforced against any such officer, official, member, employee, agent, or representative.

9.23. No Brokers. The City and Developer each represent and warrant to the other that it has not employed any broker and/or finder to represent its interest in this transaction. Each party agrees to indemnify and hold the other free and harmless from and against any and all liability, loss, cost, or expense (including court costs and reasonable attorneys' fees)

in any manner connected with a claim asserted by any individual or entity for any commission or finder's fee in connection with this Agreement or arising out of agreements by the indemnifying party to pay any commission or finder's fee.

9.24. No Amendment of Lease. Nothing contained in this Agreement shall be deemed to amend or modify any of the terms or provisions of the Lease. Nothing contained in this Agreement shall constitute or be deemed to constitute a limit on any of Developer's obligations under the Lease, or any of Owner's rights or remedies against Developer under the Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first set forth above.

CITY:

CITY OF EL MONTE
a California municipal corporation

By: _____
Mayor

DEVELOPER:

LAMAR CENTRAL OUTDOOR, LLC
a Delaware limited liability company

By: _____
Ray Baker
Its: Vice President / GM

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

On _____ before me, _____, Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

On _____ before me, _____, Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

EXHIBIT “A”

Legal Description of Site

(11605 VALLEY BLVD., EL MONTE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT "G" OF TRACT NO. 9942, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 20 AND 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 9, 1948 AS INSTRUMENT NO. 23143-Q, TORRENS, RECORDS OF SAID COUNTY;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, NORTH 41° 28' 26" EAST 142.06 FEET; THENCE SOUTH 88° 08' 14" WEST 179.02 FEET;
THENCE SOUTH 40° 50' 14" WEST, 20.34 FEET TO THE NORTHEASTERLY LINE OF SAID LAND SO DESCRIBED TO THE STATE OF CALIFORNIA;
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE 129.99 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF (NOT SHOWN) FEET, AS EXCEPTED OR RESERVED BY DEED RECORDED IN BOOK D57, PAGE 345, OF OFFICIAL RECORDS.

APN: 8565-010-004

EXHIBIT “B”

SCOPE OF DEVELOPMENT

Developer and the City agree that the Development shall be undertaken in accordance with the terms of the Agreement, which include the following:

1. The Development. Developer shall install the New Digital Billboard on the Site in accordance with the terms of this Agreement. The New Digital Billboard consists of one (1) 65-foot tall, "bulletin" size V-Shaped freeway-oriented billboard with a total of two (2) digital displays (each display measuring 14' x 48' within the billboard frame) adjacent to the Interstate 10 Freeway. Before the issuance of final inspection of the Final Permits, Developer shall underground all utilities necessary for the New Digital Billboard and the Site shall be maintained in accordance with the conditions at Section 3 below.

2. Building Fees. Developer shall pay all applicable City building fees at the time that the building permit is issued for the installation of the New Digital Billboard.

3. Maintenance and Access. Developer, for itself and its successors and assigns, hereby covenants and agrees to be responsible for the following:

(a) Maintenance and repair of the New Digital Billboard (where authorized pursuant to the Agreement, and including but not limited to, the displays installed thereon, and all related on-site improvements and, if applicable, easements and rights-of-way, at its sole cost and expense), including, without limitation, landscaping, poles, lighting, signs and walls (as they relate to the Development) to be kept in good repair, free of graffiti, rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction over the Site. Such maintenance and repair shall include, but not be limited to, the following: (i) the care and replacement of all shrubbery, plantings, and other landscaping or the painted backing in a healthy condition if damaged by the Development; and (ii) the repair, replacement and repainting of the New Digital Billboard's structures and displays as necessary to maintain such billboards in good condition and repair.

(b) Maintenance of the New Digital Billboard in such a manner as to avoid the reasonable determination of a duly authorized official of the City that a public nuisance has been created by the absence of adequate maintenance of the Development such as to be detrimental to the public health, safety or general welfare, or that such a condition of deterioration or disrepair causes appreciable harm or is materially detrimental to property or improvements within three hundred (300) feet of the Site.

(c) If more than ten percent (10%) of the display is not operational, the entire display shall be turned off and remain black until the display is repaired.

4. Other Rights of the City. In the event of any violation or threatened violation of any of the provisions of this Exhibit "B", then in addition to, but not in lieu of, any of the rights or remedies the City may have to enforce the provisions of the Agreement, the City shall have the right, after complying with Section 5.3 of the Agreement, to enforce the provisions hereof by undertaking any maintenance or repairs required by Developer under Section 3 above (subject to the execution of a permit to enter in form

reasonably acceptable to Owner) and charging Developer for any actual out-of-pocket maintenance costs incurred in performing same.

5. No City Liability. The granting of a right of enforcement to the City does not create a mandatory duty on the part of the City to enforce any provision of the Agreement. The failure of the City to enforce the Agreement shall not give rise to a cause of action on the part of any person. No officer or employee of the City shall be personally liable to Developer, its successors, transferees or assigns, for any default or breach by the City under the Agreement.

6. Conditions of Approval. The following additional conditions shall apply to the installation of the New Digital Billboard and, where stated, landscaping adjacent to New Digital Billboard, which billboard and landscaping or painted backing adjacent to the billboard, respectively, shall conform to all applicable provisions of the Development Approvals and the following conditions, in a manner subject to the approval of the Director of Planning or his or her designee:

(a) A building permit will be required, and structural calculations shall be prepared by a licensed civil engineer and approved by the City.

(b) The Billboard shall be located in the portion of the Site shown on Exhibit "C" and shall be of the dimensions described in Section 1, above.

(c) Except to the extent a variance is granted by the City, the size of each sign display of the New Digital Billboard shall not exceed the dimensions set forth in the Ordinance, and shall not exceed the maximum height set forth in the Ordinance, including all extensions, and shall be spaced at intervals from any other billboard on the same side of the freeway and measured parallel to the freeway as set forth in the Ordinance and depicted in the Site Plan and Elevations attached hereto as Exhibit "C" approved by the City as part of the Development Approvals.

(d) Plans and specifications for the proposed installation of the New Digital Billboard shall be submitted to the City Planning and Building Departments for plan check and approval prior to the issuance of building permits. Plans and specifications for the proposed installation of the undergrounding of all utilities, shall be submitted to the City Planning and Building Departments for plan check and approval prior to the issuance of electrical permits.

(e) Prior to the approval of the final inspection, all applicable conditions of approval and all mandatory improvements shall be completed to the reasonable satisfaction of the City.

(f) Developer shall maintain the New Digital Billboard and use thereof in full compliance with all applicable codes, standards, policies and regulations imposed by the City, county, state or federal agencies by any duly and valid City, county or state ordinance with jurisdiction over the facilities.

(g) Developer shall, at all times, comply with the terms of the approval for the New Digital Billboard from the California Department of Transportation Outdoor Advertising Division, and shall maintain acceptable clearance between proposed billboards and Southern California Edison distribution lines.

(h) Developer shall pay any and all applicable fees due to any public agency prior to the final issuance of the applicable building or electrical permits.

(i) The activities proposed in the Agreement shall be conducted completely upon the Site and shall not use or encroach on any public right-of-way.

(j) Developer shall ensure that all access to the New Digital Billboard is kept restricted to the general public to the extent permitted under local laws and by the Development Approvals.

(k) If any portion of the landscaping or painted backing installed adjacent to the New Digital Billboard is damaged by the Development or becomes damaged, unhealthy or otherwise in need of replacement, as determined by the City's Director of Planning or his or her designee, Developer shall ensure that the replacement is accomplished within fourteen (14) days of notification by the City, unless such time is extended by the City's Director of Planning or his or her designee if Developer shows unusual circumstances requiring more time to accomplish such replacement. Developer or Owner may trim such landscaping so as not to block the billboards or with the reasonable consent of the Director of Planning, the Developer at the Developer's own cost, may remove and relocate any landscaping.

(l) Developer shall comply with all necessary federal National Pollutant Discharge Elimination System (NPDES) requirements pertaining to the proposed use, to the extent applicable.

(m) All graffiti shall be adequately and completely removed or painted over within twenty-four (24) hours of notice to Developer of such graffiti being affixed on the Development.

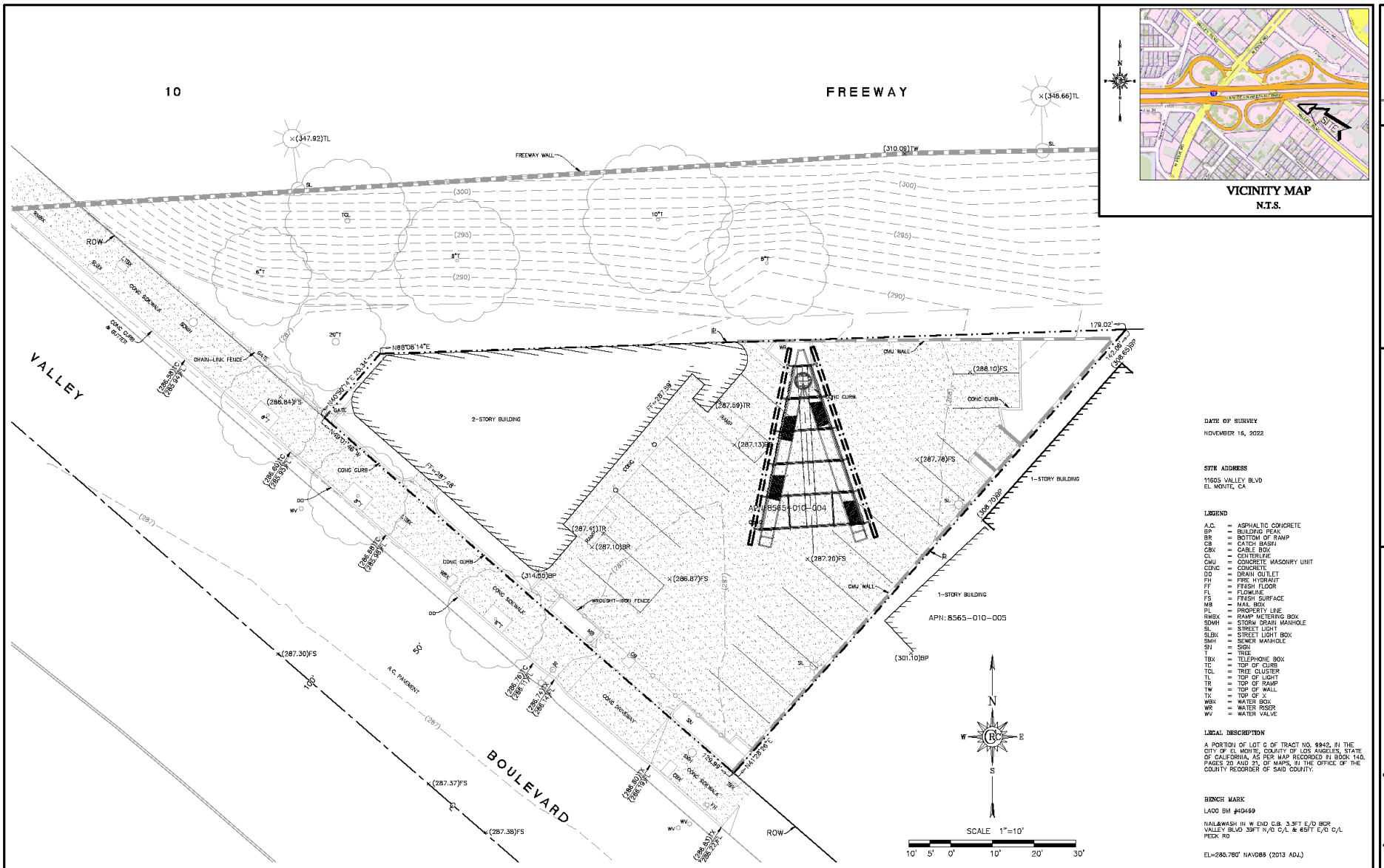
(n) Prior to final sign-off of the building permit for the New Digital Billboard, the applicable landscaping or painted backing shall be installed at the Site.

(o) Developer shall comply with State law regarding the limitation of light or glare or such other standards as adopted by the Outdoor Advertising Association of America, Inc. (OAAA), including but not limited to, the 0.3 foot-candles limitation over ambient light levels at a distance of 250 feet, and ensuring additional flexibility in reducing such maximum light level standard given the lighting environment and the obligation to have automatic diming capabilities. Upon any reasonable complaint by City Manager or designee, Developer shall perform a brightness measurement and display using OAAA standards and provide City with the results of same within five (5) days of City complaint.

EXHIBIT “C”

SITE PLAN AND ELEVATIONS

[See Attached]



DATE OF SURVEY

NOVEMBER 16, 2022

SITE ADDRESS

11605 VALLEY BLVD
EL MONTE, CA

LEGEND

A.C.	=	ASPHALTIC CONCRETE
BP	=	BUILDING PEAK
BR	=	BOTTOM OF RAMP
CB	=	CATCH BASIN
CBX	=	CABLE BOX
CL	=	CENTERLINE
CMU	=	CONCRETE MASONRY UNIT
CONC	=	CONCRETE
DO	=	DRAIN OUTLET
FH	=	FIRE HYDRANT
FF	=	FINISH FLOOR
FL	=	FLOWLINE
FS	=	FINISH SURFACE
MB	=	MAIL BOX
PL	=	PROPERTY LINE
RMBX	=	RAMP METERING BOX
SDMH	=	STORM DRAIN MANHOLE
SL	=	STREET LIGHT
SLBX	=	STREET LIGHT BOX
SMH	=	SEWER MANHOLE
SN	=	SIGN
T	=	TREE
TBX	=	TELEPHONE BOX
TC	=	TOP OF CURB
TCL	=	TREE CLUSTER
TL	=	TOP OF LIGHT
TR	=	TOP OF RAMP
TW	=	TOP OF WALL
TX	=	TOP OF X
WBX	=	WATER BOX
WR	=	WATER RISER
WV	=	WATER VALVE

LEGAL DESCRIPTION

A PORTION OF LOT C OF TRACT NO. 9842, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 20 AND 21, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK

LACO BM #H0459

NAIL&WASH IN W END C.B. 3.5FT E/O BOR VALLEY BLVD 39FT N/O C/L & 65FT E/O C/L PECK RD

EL=285.780' NAVD88 (2013 ADJ.)

PLANS PREPARED UNDER THE DIRECTION OF

RON KOESTER LS 9830 DATE

LICENSED LAND SURVEYOR RONALD R. KOESTER NO. 9830 STATE OF CALIFORNIA

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SURVEYOR'S NOTES

1. This map is not a boundary survey. No property corners have been set as part of this work.
2. Survey monuments found in the course of this mapping have been set by others, and used only as reference for purposes of topographic mapping, without the verification of its agreement with applicable legal descriptions and seniority of deeds.
3. Relation of topographic features (fences, walls, trees, power poles, etc.) to property lines shown on this map subject to the adjustments to any boundary survey that is to be done on the property.
4. This survey was prepared without the benefit of a title report. Easements, if any, are not shown.

CRC Enterprises
27500 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350
Telephone: (661) 297-2336 E-Mail crc@socal.rr.com

PREPARED FOR:
LAMAR OF LOS ANGELES
1121 S. BOYLE AVENUE, SUITE 201
LOS ANGELES, CA 90023
ATTN: KENT SAUNDERS

TOPOGRAPHIC SURVEY MAP

CRC 3981

SHEET 1 OF 1 SHEET

DATE

BY/REMARKS

A Pole cover to be 5′ square.
Internal 1.5″ x 1.5″ x 3/16″ aluminum angle frame with .125″ thick aluminum outer surface. Med gray finish to have textured finish painted to match
Dunn Edwards De6382 "Formal Gray". Flat finish.

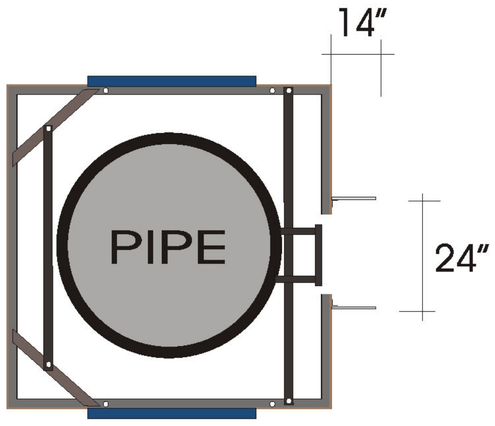
B Standard lighted Lamar logo signage on both sides. **(12″x 85″)**

C 6″ square accents (5′ long) to have brushed aluminum finish.

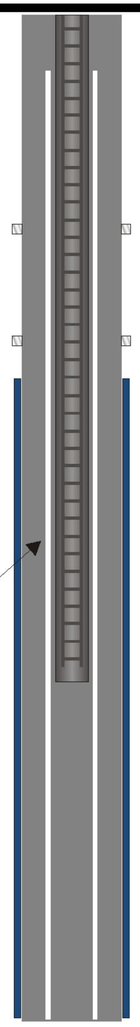
D 14″ wide White aluminum accent fins up one side.
(.125″ thick alum plate)
Designed to shield view of ladder and opening.
Ladder and pipe to be painted to match gray pole cover.

E 35″ wide 27′-9″ tall x 2″ deep center vertical band accent to be smooth finish blue
to match Dunn Edwards De5845 "Americana". Flat finish.

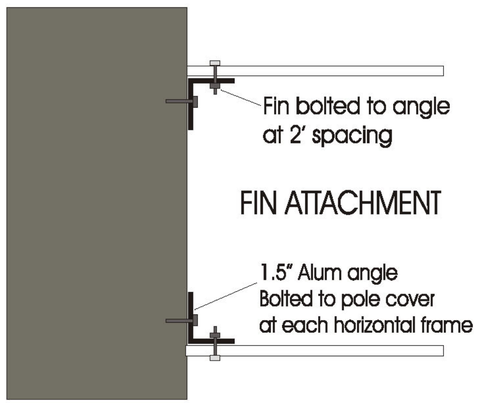
F City of El Monte: (2 sides)
17.5″ tall x 1/8″ thick white painted aluminum letters attached in field to both sides of top accent
(stud mounted with 1″ threaded studs.
Nuts on back side of mounting panel).



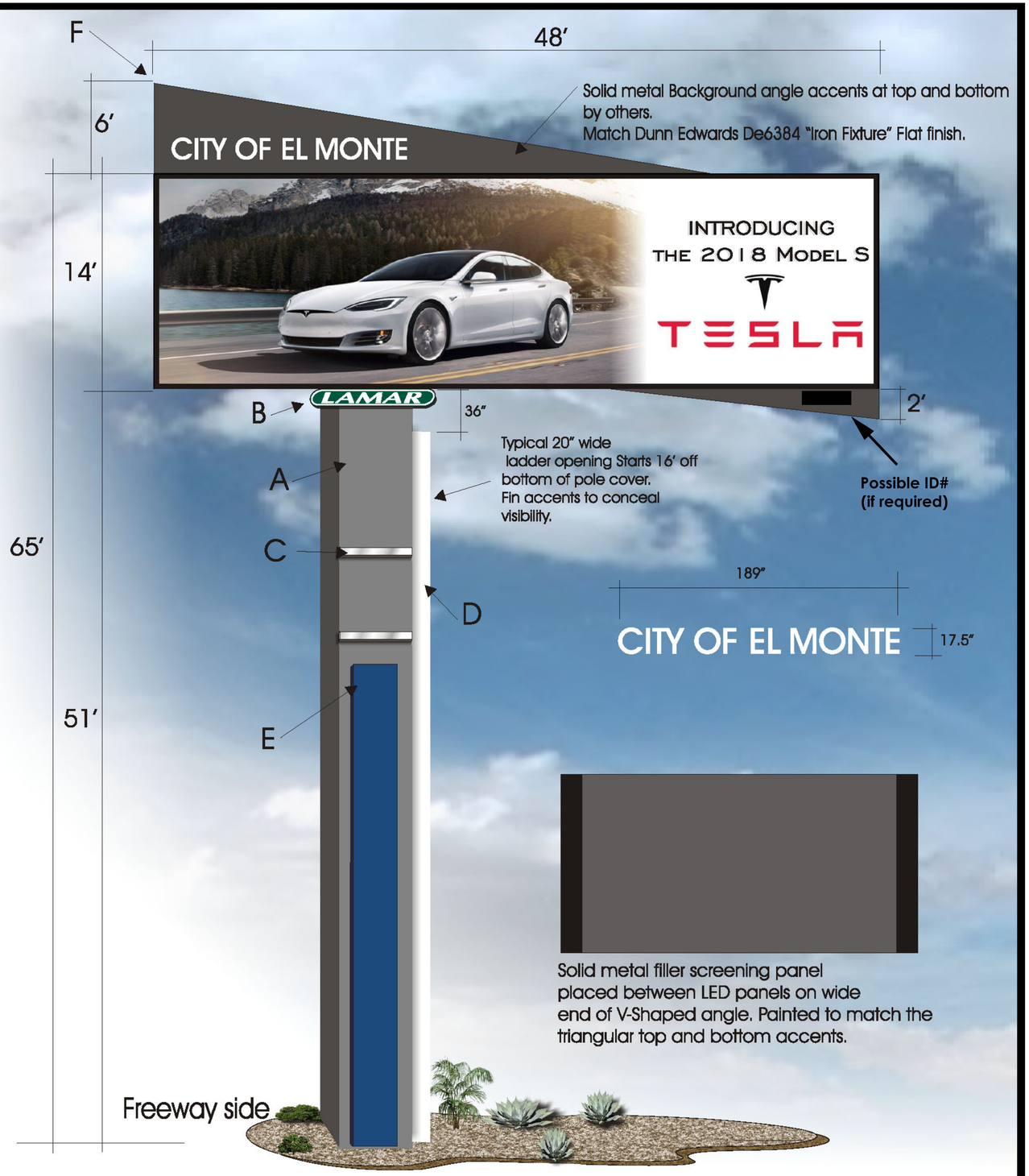
TOP VIEW



View of ladder with fin shields. Exposed pipe and ladder painted to match gray pole cover

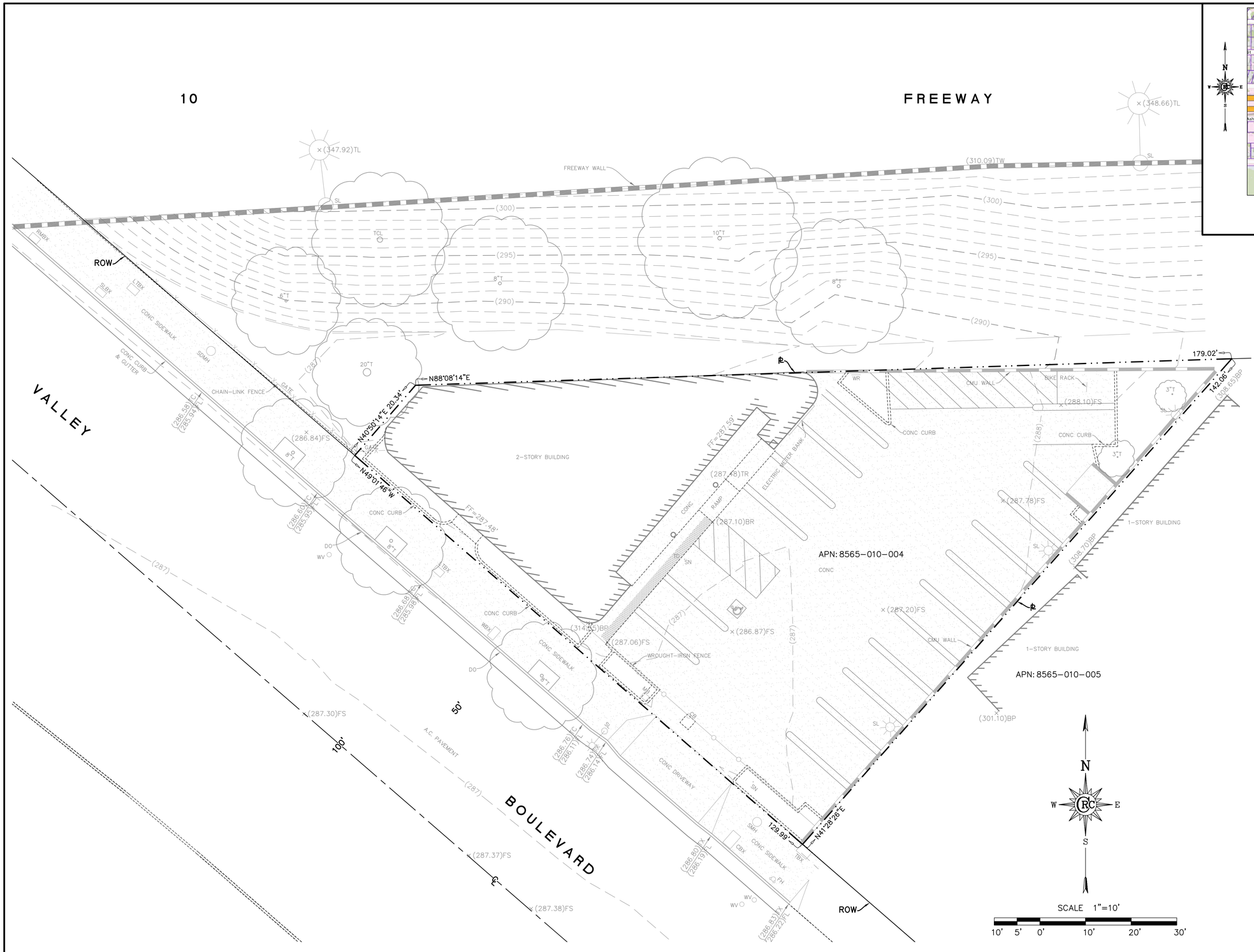


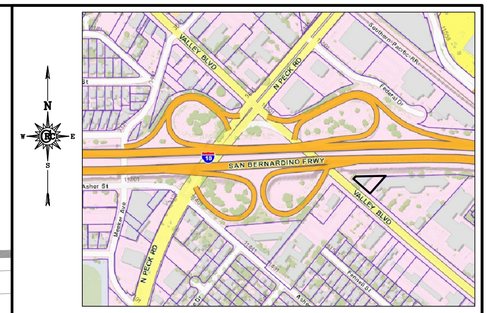
FIN ATTACHMENT



EQUITY SIGN GROUP
FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

LAMAR
11605 Valley Blvd
El Monte, CA 91732
ADDRESS
DATE 3-28-24
DRAWING NUMBER LAMAR -3-28-24





VICINITY MAP
N.T.S.

DATE OF SURVEY

NOVEMBER 16, 2022
REVISED: DECEMBER 30, 2023

SITE ADDRESS

11605 VALLEY BLVD
EL MONTE, CA

LEGEND

A.C.	=	ASPHALTIC CONCRETE
BP	=	BUILDING PEAK
BR	=	BOTTOM OF RAMP
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RMBX	=	RAMP METERING BOX
SDMH	=	STORM DRAIN MANHOLE
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SMH	=	SEWER MANHOLE
SN	=	SIGN
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TBX	=	TELEPHONE BOX
TC	=	TOP OF CURB
TCL	=	TREE CLUSTER
TD	=	TRUNCATED DOMES
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LEGAL DESCRIPTION

A PORTION OF LOT G OF TRACT NO. 9942, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 20 AND 21, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK

LACO BM #4G469

NAIL&WASH IN W END C.B. 3.3FT E/O BCR VALLEY BLVD 39FT N/O C/L & 65FT E/O C/L PECK RD

EL=285.780' NAVD88 (2013 ADJ.)

PLANS PREPARED UNDER THE DIRECTION OF

LICENSED LAND SURVEYOR
RONALD N. KOESTER
NO. 5930
STATE OF CALIFORNIA

24 JAN 2024

RON KOESTER LS 5930 DATE

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SURVEYOR'S NOTES

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4. This survey was prepared without the benefit of a title report. Easements, if any, are not shown.

REVISIONS | DATE

TOPOGRAPHIC SURVEY MAP

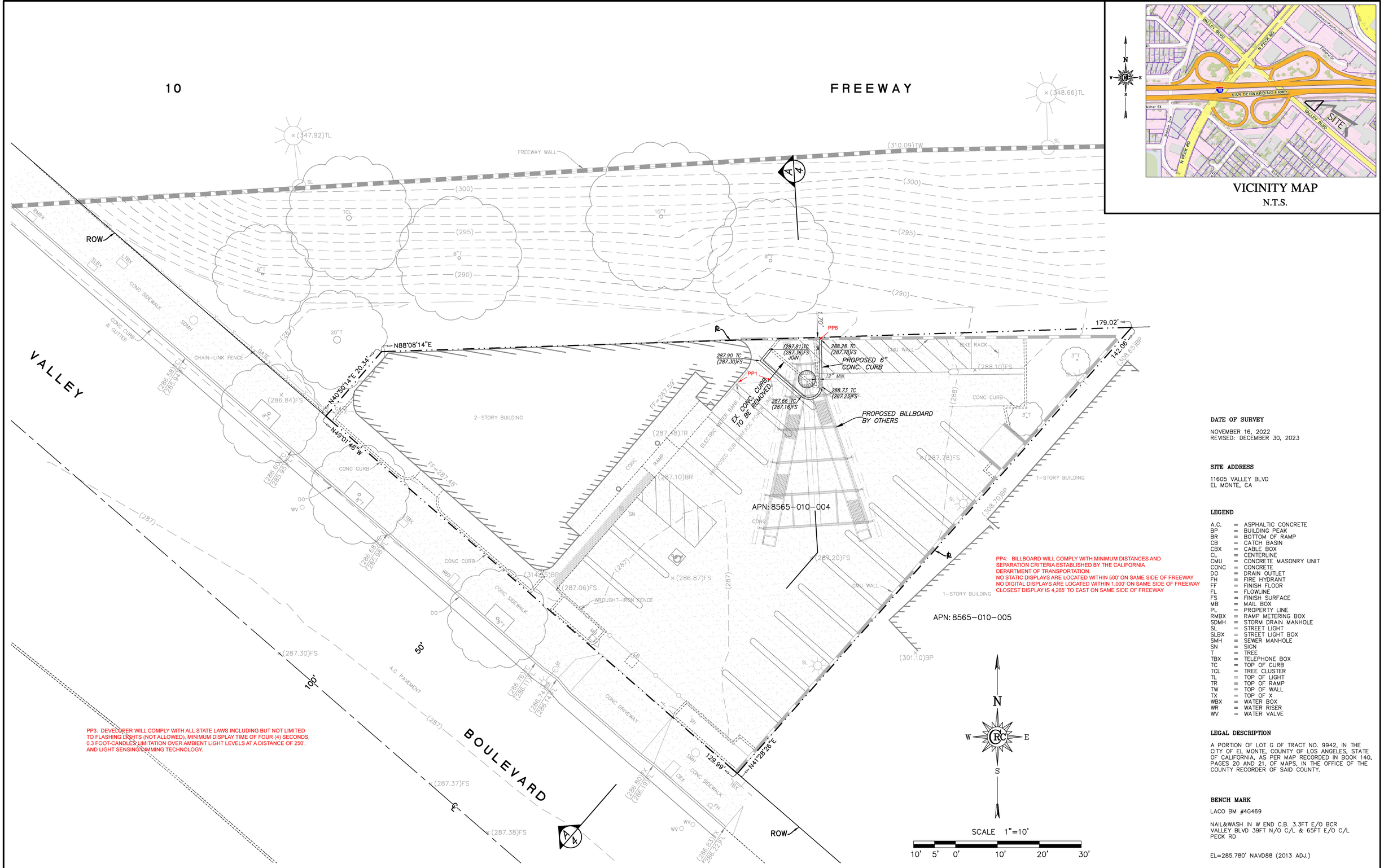
CRC 3981

SHEET 1 OF 4 SHEETS

PREPARED FOR:
LAMAR OF LOS ANGELES
1121 S. BOYLE AVENUE, SUITE 201
LOS ANGELES, CA 90023
ATTN: KENT SAUNDERS

CRC Enterprises
27600 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350
Telephone: (661) 297-2336 E-Mail: crc@socal.rr.com

3981 Topo Update 12.30.23.dwg



VICINITY MAP
N.T.S.

PP3: DEVELOPER WILL COMPLY WITH ALL STATE LAWS INCLUDING BUT NOT LIMITED TO FLASHING LIGHTS (NOT ALLOWED), MINIMUM DISPLAY TIME OF FOUR (4) SECONDS, 0.3 FOOT-CANDLES LIMITATION OVER AMBIENT LIGHT LEVELS AT A DISTANCE OF 250', AND LIGHT SENSING/DIMMING TECHNOLOGY.

PP4: BILLBOARD WILL COMPLY WITH MINIMUM DISTANCES AND SEPARATION CRITERIA ESTABLISHED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
NO STATIC DISPLAYS ARE LOCATED WITHIN 500' ON SAME SIDE OF FREEWAY
NO DIGITAL DISPLAYS ARE LOCATED WITHIN 1,000' ON SAME SIDE OF FREEWAY
CLOSEST DISPLAY IS 4,265' TO EAST ON SAME SIDE OF FREEWAY

DATE OF SURVEY

NOVEMBER 16, 2022
REVISED: DECEMBER 30, 2023

SITE ADDRESS

11605 VALLEY BLVD
EL MONTE, CA

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LACO BM #4G469

NAIL&WASH IN W END C.B. 3.3FT E/O BCR VALLEY BLVD 39FT N/O C/L & 65FT E/O C/L PECK RD

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UTILITY NOTE

The utility information shown hereon is limited to accessible surface utilities only. The information is per field measurements. no liability is assumed or inferred by CRC ENTERPRISES INC. as to the existence of any underground, or inaccessible utility structures.

REGISTERED PROFESSIONAL ENGINEER
RONALD N. KOESTER
NO. 42399
CIVIL
STATE OF CALIFORNIA

ENGINEER'S STATEMENT

PREPARED UNDER THE DIRECTION OF;

RON KOESTER R.C.E. 42399 — 24 JAN 2024 DATE

REVISIONS | DATE

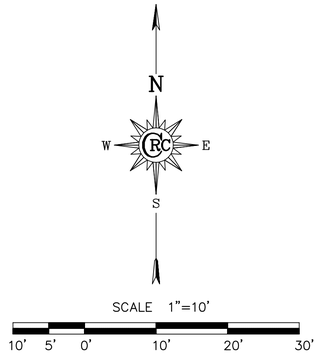
PROPOSED SITE PLAN

CRC 3981

SHEET 2 OF 4 SHEETS

PREPARED FOR:
LAMAR OF LOS ANGELES
1121 S. BOYLE AVENUE, SUITE 201
LOS ANGELES, CA 90023
ATTN: KENT SAUNDERS

CRC Enterprises
27600 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350
Telephone: (661) 297-2336 E-Mail: crc@socal.rr.com



DATE OF SURVEY

NOVEMBER 16, 2022
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SITE ADDRESS

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BENCH MARK

LACO BM #4G469

NAIL&WASH IN W END C.B. 3.3FT E/O BCR
VALLEY BLVD 39FT N/O C/L & 65FT E/O C/L
PECK RD

EL=285.780' NAVD88 (2013 ADJ.)

PLANS PREPARED UNDER THE DIRECTION OF

RON KOESTER LS 5930 — DATE 24 JAN 2024

LICENSED LAND SURVEYOR
RONALD N. KOESTER
NO. 5930
STATE OF CALIFORNIA

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SURVEYOR'S NOTES

1. This map is not a boundary survey. No property corners have been set as part of this work.

2. Survey monuments found in the course of this mapping have been set by others, and used only as reference for purposes of topographic mapping, without the verification of its agreement with applicable legal descriptions and seniority of deeds.

3. Relation of topographic features (fences, walls, trees, power poles, etc.) to property lines shown on this map subject to the adjustments to any boundary survey that is to be done on the property.

4. This survey was prepared without the benefit of a title report. Easements, if any, are not shown.

REVISIONS
DATE

AERIAL SITE PLAN

CRC 3981
SHEET 3 OF 4 SHEETS

PREPARED FOR:
LAMAR OF LOS ANGELES
1121 S. BOYLE AVENUE, SUITE 201
LOS ANGELES, CA 90023
ATTN: KENT SAUNDERS

CRC Enterprises
27600 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350
Telephone: (661) 297-2336 E-Mail: crc@socal.rr.com

3981 Topo Update 12.30.23.dwg

A Pole cover to be 5' square.
Internal 1.5" x 1.5" x 3/16" aluminum angle frame with .100 aluminum outer surface. Med gray finish to have textured finish painted to match Dunn Edwards De6382 "Formal Gray". Flat finish.

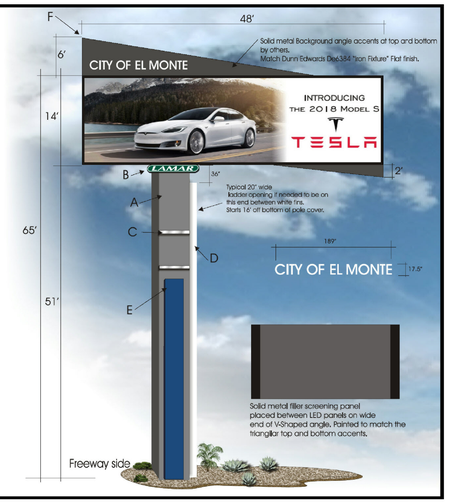
B Standard lighted Lamar logo signage on both sides.

C 6" square accents (5' long) to have brushed aluminum finish.

D 14" wide White aluminum accent fins up one side. (.125 alum)

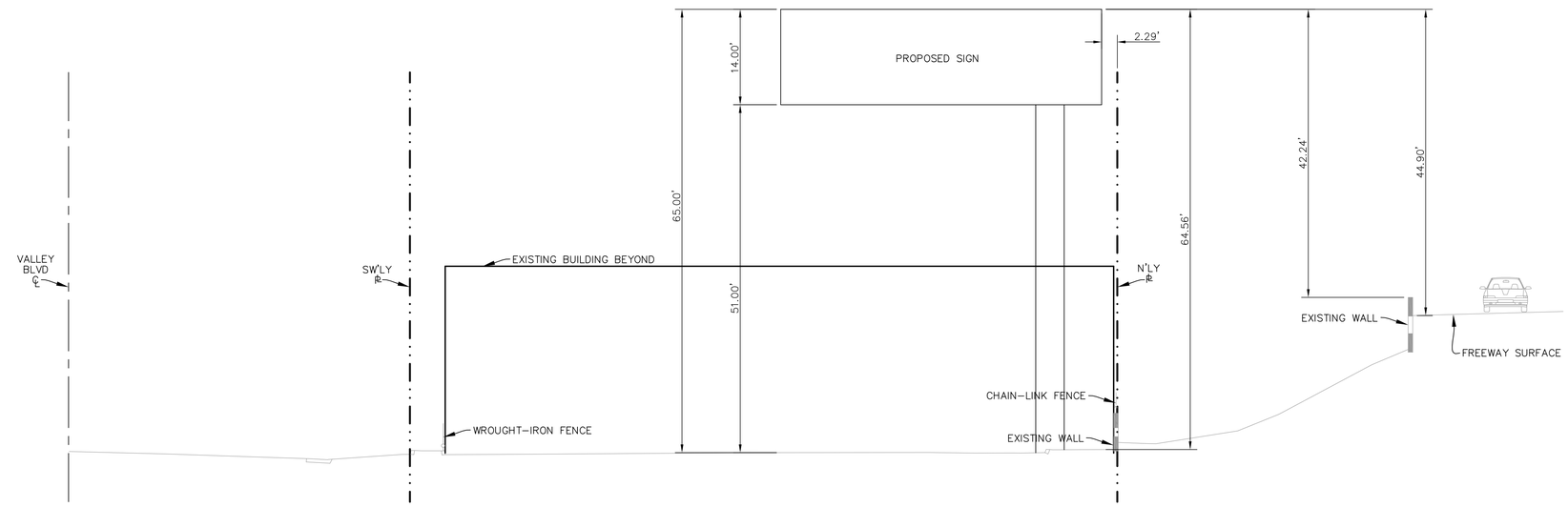
E 35" wide 27'-9" tall x 2" deep center vertical band accent to be smooth finish blue to match Dunn Edwards De6345 "Americana". Flat finish.

F City of El Monte: (2 sides)
17.5" tall x 1/8" thick white painted aluminum letters attached in field to both sides of top accent (stud mounted with 1" threaded studs. Nuts on back side of mounting panel).



EQUITY SIGN GROUP
Site Approval · Permits · Installation · Service

LAMAR
11605 Valley Blvd
El Monte, CA 91732
ADDRESS
DATE 11-5-21
DRAWING NUMBER LA002-111621



SCALE 1"=10'

10' 5' 0' 10' 20' 30'

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LICENSED LAND SURVEYOR
RONALD N. KOESTER
NO. 5930
STATE OF CALIFORNIA

PLANS PREPARED UNDER THE DIRECTION OF

RON KOESTER LS 5930 DATE

REVISIONS

DATE

CROSS SECTION

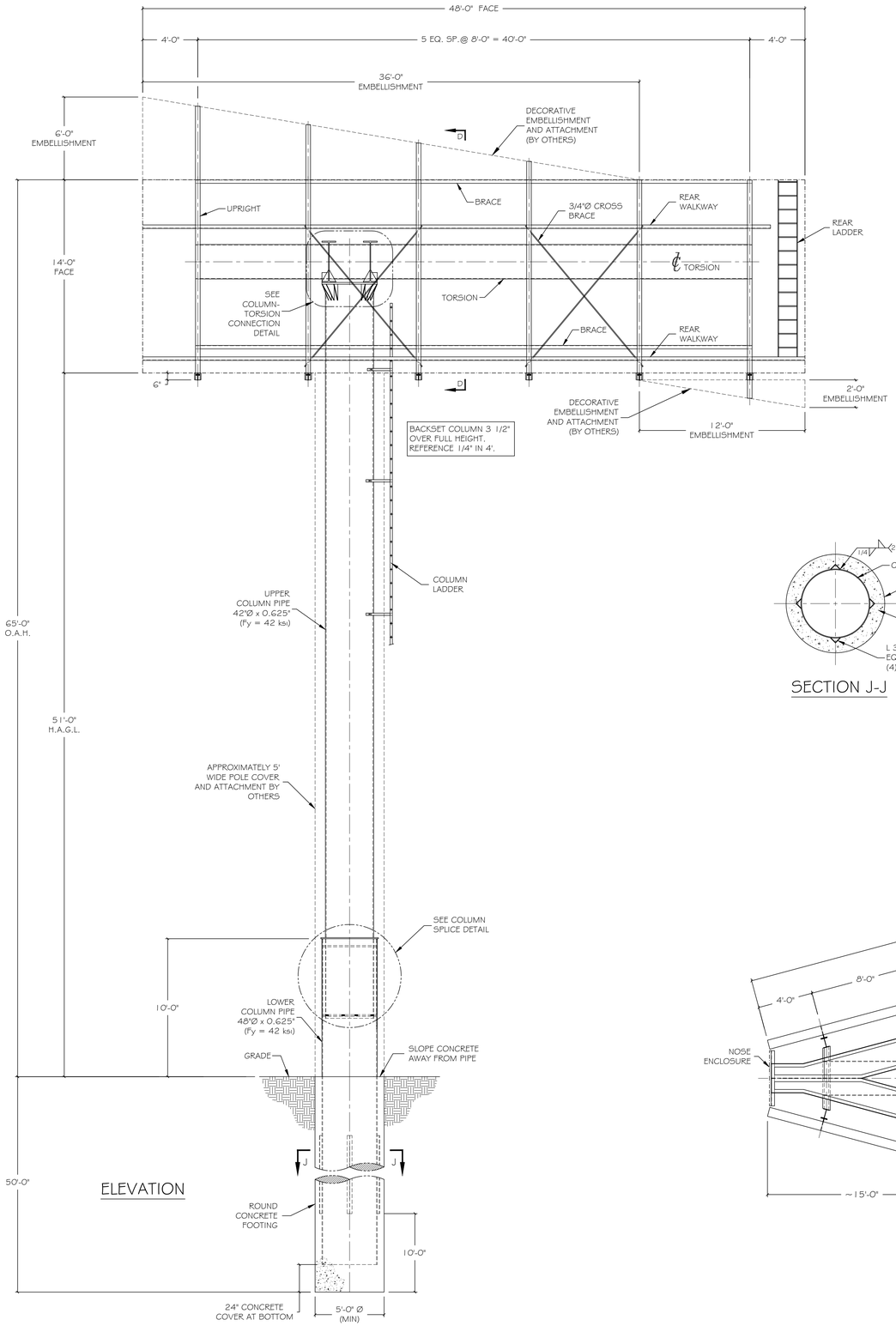
CRC 3981

SHEET 4 OF 4 SHEETS

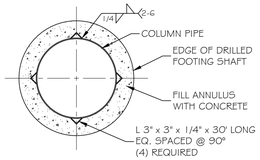
PREPARED FOR:
LAMAR OF LOS ANGELES
1121 S. BOYLE AVENUE, SUITE 201
LOS ANGELES, CA 90023
ATTN: KENT SAUNDERS

CRC Enterprises
27600 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350
Telephone: (661) 297-2336 E-Mail: crc@socal.rr.com

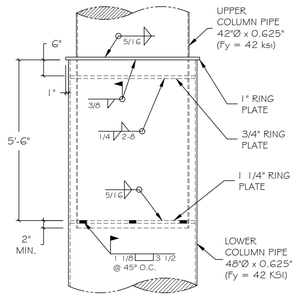
2021 Topo Update 12.30.03.dwg



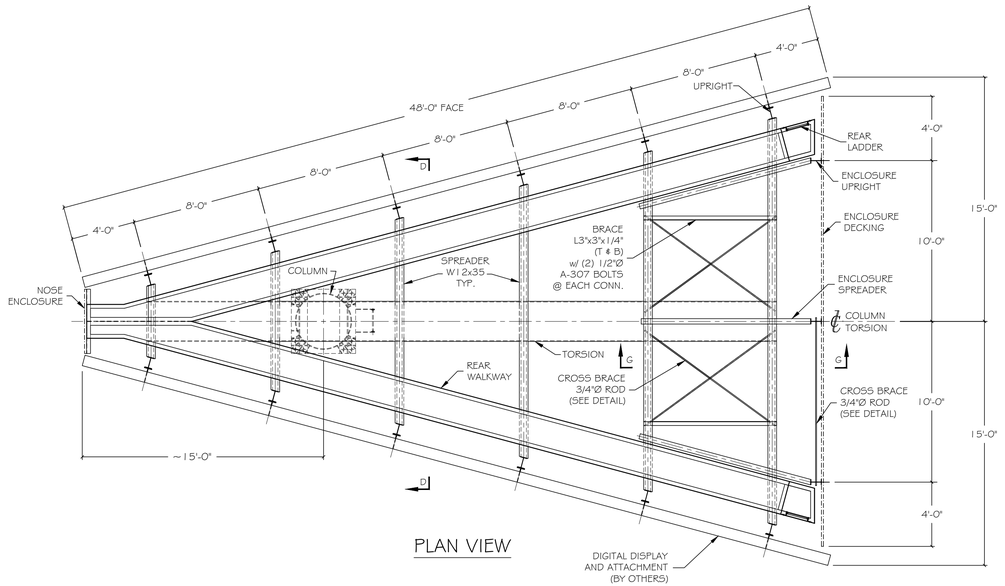
ELEVATION



SECTION J-J



COLUMN SPLICE DETAIL



PLAN VIEW

NOTES AND SPECIFICATIONS

CODE - 2022 CALIFORNIA BUILDING CODE

LOCATION COORDINATES - 34°04'03.5"N 118°01'33.2"W

WIND DESIGN - SIGN STRUCTURE WIND LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-16 SECTION 29.4.1.
BASIC WIND SPEED: 95 MPH (3 SECOND GUST)
RISK CATEGORY: II
EXPOSURE: C
VELOCITY PRESSURE (q_z): 22.6 PSF
REFER TO ASCE 7-16 FIGURE 29.4-1.
ANY SIGN COMPONENTS NOT SPECIFICALLY DETAILED ON THESE DRAWINGS BUT ATTACHED TO THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE INFORMATION ABOVE.

SEISMIC DESIGN - SIGN STRUCTURE SEISMIC LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-16 CHAPTER 15 AND THE EQUIVALENT LATERAL FORCE PROCEDURE.
RISK CATEGORY: II (Ie = 1.0)
S_s = 1.824, S_1 = 0.661
SITE CLASS D
S_{DS} = 1.216, S_{D1} = 0.XXX
SESIMIC DESIGN CATEGORY X
C_s = 0.XXX
R = 3.0
DESIGN SEISMIC BASE SHEAR = X.X KIPS (ASD)

LIVE LOAD - WALKWAYS: 40 PSF OR 300 POUNDS AT ANY POINT

DEAD LOAD -
LED DISPLAY: 8,000 LBS EACH SIDE
OTHER STRUCTURAL MEMBERS: AS NOTED IN CALCULATIONS

STEEL -
WIDE FLANGES: ASTM A992
PIPES: ASTM A53, A252, A500 OR API 5L GRADED TO MEET Fy ON DRAWING
OTHER SHAPES & PLATES - ASTM A36 OR A572 GRADE 50

EXPANDED METAL GRATING - EXPANDED METAL GRATING SHALL BE MANUFACTURED FROM CARBON STEEL IN CONFORMANCE WITH THE EXPANDED METAL MANUFACTURERS ASSOCIATION (EMMA) STANDARD NO. 557-18, "STANDARDS FOR EXPANDED METAL." EMMA IS A DIVISION OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM).

ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO LATEST AISC SPECIFICATIONS AND STANDARD PRACTICE.

PAINTING - ALL STRUCTURAL STEEL, EXPOSED TO WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 335 (SPECIFICATION) AND AISC 303 (STANDARD PRACTICE).

WELDING - ALL WELDING PROCEDURES, MATERIALS AND COMPONENTS SHALL BE IN COMPLIANCE WITH AWS D1.1 USING 70 KSI FILLER MATERIAL.

BOLTS - BOLTS SHALL CONFORM TO ASTM F3125 GRADE A325 AND BE ZINC PLATED OR HOT DIPPED GALVANIZED. ALL BOLTS SHALL BE INSTALLED TO A PRE-TENSIONED (PT) CONDITION UNLESS NOTED TO BE SNUG TIGHT. PT BOLTS SHALL BE FULLY TENSIONED PER AISC TURN OF THE NUT METHOD (1/3 OF A TURN PAST A SNUG TIGHT CONDITION) OR OTHER AISC APPROVED TENSIONING METHOD.

CONCRETE - FOUNDATION CONCRETE IS ASSIGNED TO EXPOSURE CLASS C1 PER ACI 318-14 TABLE 19.3.1.1. IN ADDITION TO EXPOSURE CLASS REQUIREMENTS, CONCRETE SHALL BE PROPORTIONED WITH TYPE II CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. CONCRETE TO BE PLACED IN ACCORDANCE WITH ACI 318 WITH A MAXIMUM WATER TO CEMENT RATIO OF 0.50.

ROUND COLUMN FOOTING - FOUNDATION DESIGNED USING RECOMMENDATIONS PROVIDED IN GEOTECHNICAL INVESTIGATION REPORT PROJECT NO. XXXXXXX BY XXXXXXXXXXXXXXXXXX DATED XXXXXX XX, 20XX. REFER TO REPORT FOR ADDITIONAL INFORMATION.

SPECIAL INSPECTIONS - SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 FOR THE FOLLOWING ITEMS:
- -- HIGH STRENGTH BOLTS: PERIODIC INSPECTION TO REVIEW BOLT TYPE AND TENSION.
- -- FIELD WELDING: CONTINUOUS INSPECTION OF ALL FIELD PLUG WELDING.
- -- FIELD WELDING: CONTINUOUS INSPECTION OF ALL FIELD MULTI PASS FILLET WELDS.
- -- DRILLED FOUNDATION: CONTINUOUS INSPECTION DURING DRILLING OPERATIONS.

STEEL FABRICATOR - ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED BY THE FOLLOWING APPROVED FABRICATOR:
PAGE STEEL
2040 INDUSTRIAL DRIVE
PAGE, ARIZONA 86040

THE ERECTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. .

THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE.

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RMG OUTDOOR, INC.

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

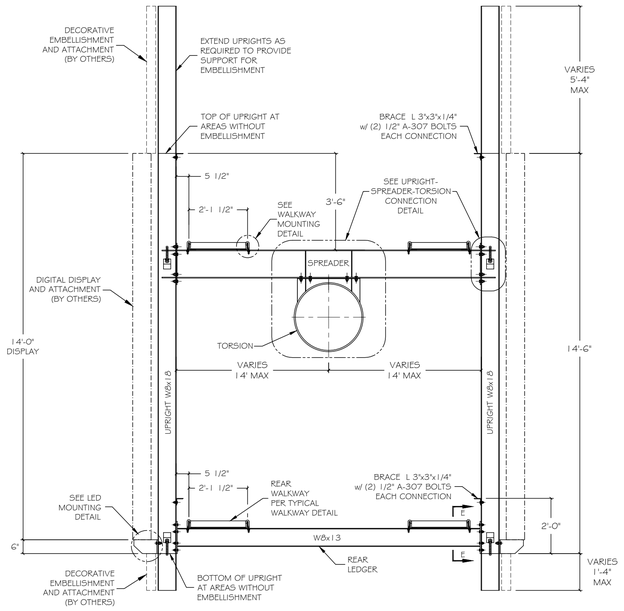
CUSTOMER
LAMAR ADVERTISING

SIGN LOCATION
11605 VALLEY BLVD.
EL MONTE, CA 91732

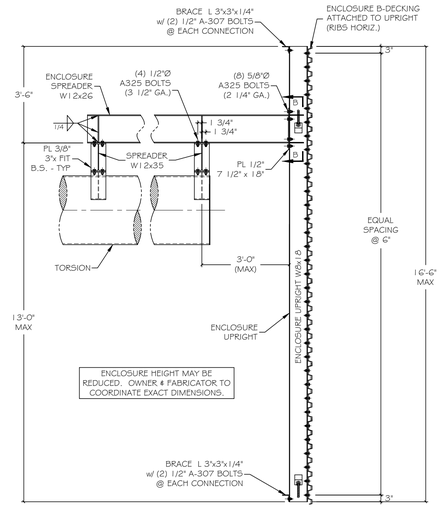
14' x 48'
SINGLE POST
DOUBLE FACE
30' V-BUILD
DIGITAL READY (BOTH SIDES)
W/ ENCLOSURE
& EMBELLISHMENTS

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071

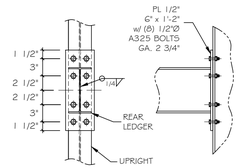
ENG. NO.	DR.	CH.
G-TBD	JSW	JSW
	DATE	
	04/03/24	
JOB NO.	SHEET NO.	
PRELIM	51 of 2	



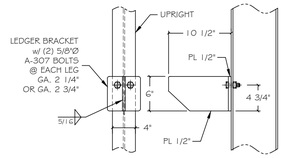
SECTION D-D THRU SIGN



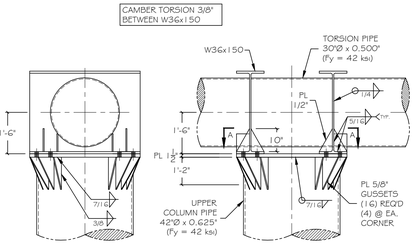
SECTION G-G THRU SIGN ENCLOSURE



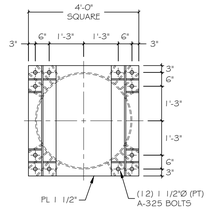
SECTION E-E



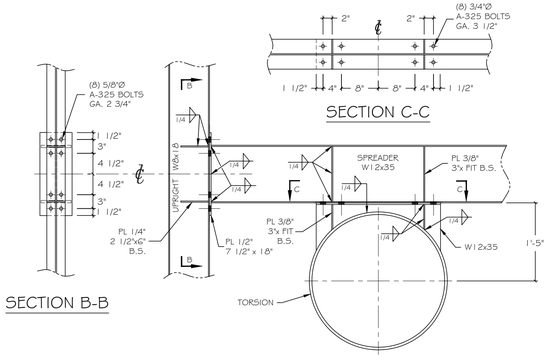
SUPPORT LEDGER DETAIL (WATCHFIRE)



COLUMN-TORSION CONNECTION

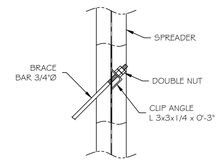


SECTION A-A

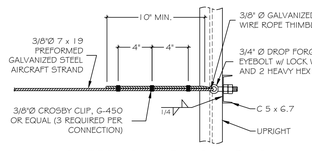


SECTION B-B

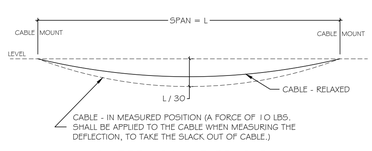
UPRIGHT-SPREADER-TORSION CONNECTION



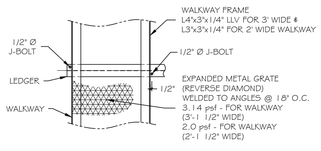
CROSS BRACE DETAIL



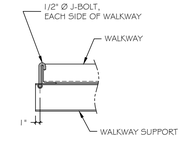
SAFETY CABLE MOUNTING



SAFETY CABLE TENSION



TYPICAL WALKWAY DETAIL



WALKWAY MOUNTING DETAIL

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PRELIMINARY DRAWING NOT FOR CONSTRUCTION

CUSTOMER

LAMAR ADVERTISING

SIGN LOCATION

11605 VALLEY BLVD.
EL MONTE, CA 91732

14' x 48'
SINGLE POST
DOUBLE FACE
30' V-BUILD
DIGITAL READY (BOTH SIDES)
W/ ENCLOSURE
& EMBELLISHMENTS

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071

ENG. NO.	DR.	CH.
G-TBD	JSW	JSW
	DATE	
	04/03/24	
JOB NO.	SHEET NO.	
PRELIM	S2 of 2	

A Pole cover to be 5′ square.
Internal 1.5″ x 1.5″ x 3/16″ aluminum angle frame with .125″ thick aluminum outer surface. Med gray finish to have textured finish painted to match
Dunn Edwards De6382 "Formal Gray". Flat finish.

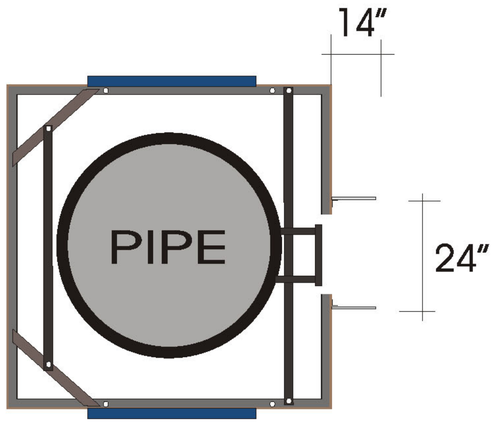
B Standard lighted Lamar logo signage on both sides. **(12″x 85″)**

C 6″ square accents (5′ long) to have brushed aluminum finish.

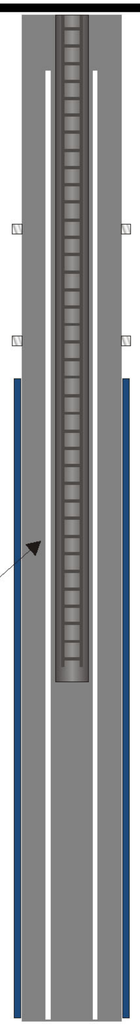
D 14″ wide White aluminum accent fins up one side.
(.125″ thick alum plate)
Designed to shield view of ladder and opening.
Ladder and pipe to be painted to match gray pole cover.

E 35″ wide 27′-9″ tall x 2″ deep center vertical band accent to be smooth finish blue
to match Dunn Edwards De5845 "Americana". Flat finish.

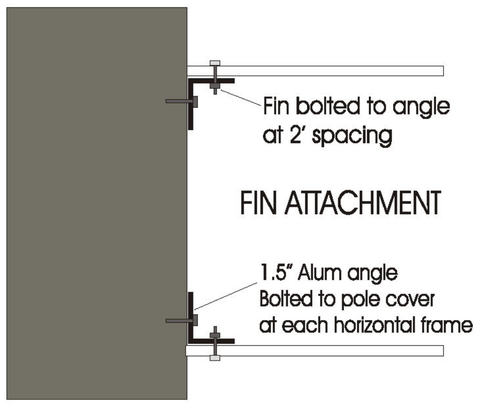
F City of El Monte: (2 sides)
17.5″ tall x 1/8″ thick white painted aluminum letters attached in field to both sides of top accent
(stud mounted with 1″ threaded studs.
Nuts on back side of mounting panel).



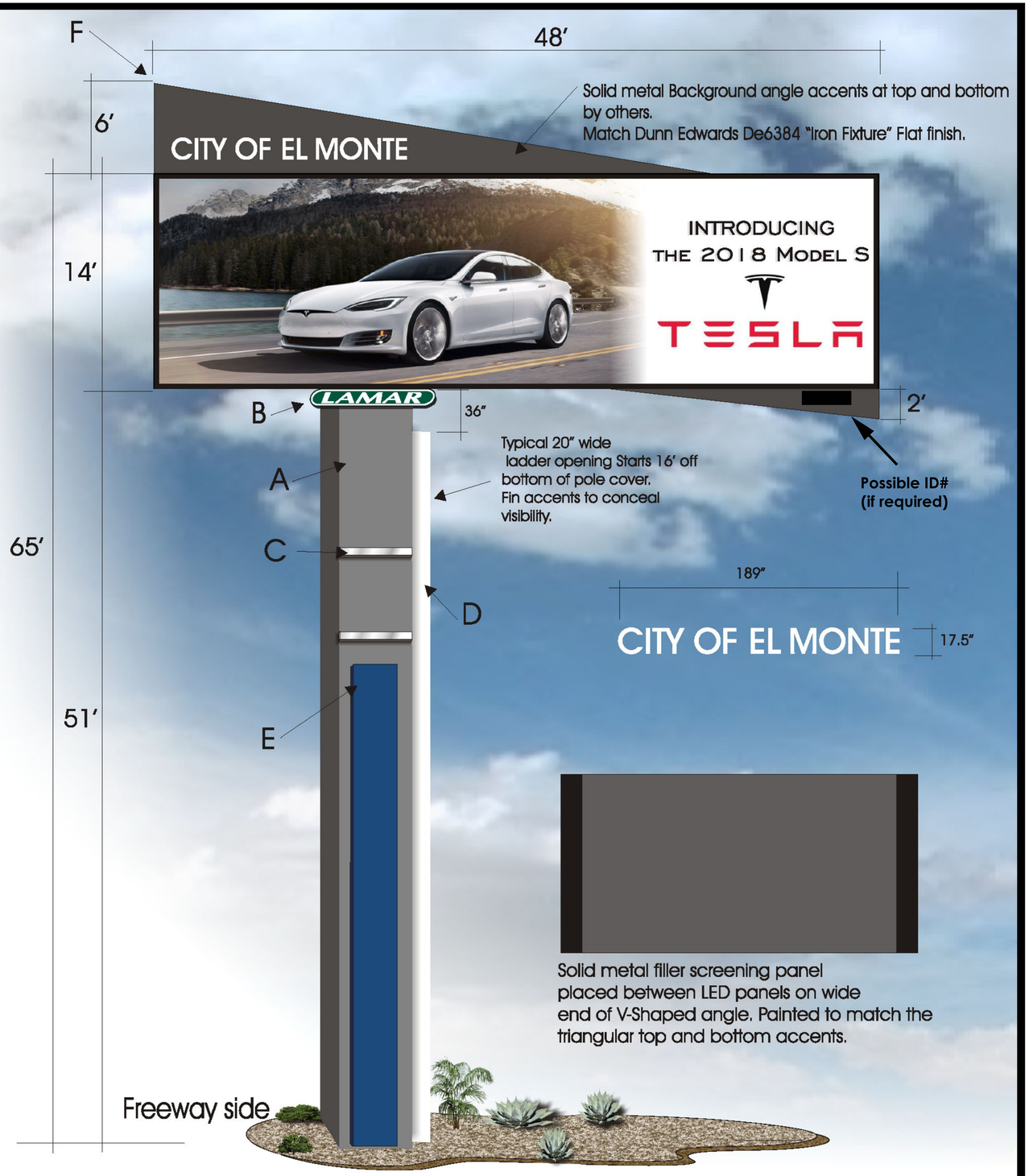
TOP VIEW



View of ladder with fin shields. Exposed pipe and ladder painted to match gray pole cover



FIN ATTACHMENT



EQUITY SIGN GROUP
FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

LAMAR
11605 Valley Blvd
El Monte, CA 91732
ADDRESS
DATE 3-28-24
DRAWING NUMBER LAMAR -3-28-24

CITY OF EL MONTE
INTRODUCING
THE 2018 MODEL S
TESLA
LAMAR
LONGO
TOYOTA
49% APR
GANAS
9BNV735

CITY OF EL MONTE
THE FIRST-EVER
LC 500 HAS ARRIVED
LEXUS
LAMAR

CITY OF EL MONTE
INTRODUCING
THE 2018 MODEL S
TESLA
Smart & Final
LANE

CITY OF EL MONTE
THE FIRST-EVER
LC 500 HAS ARRIVED
LEXUS
LAMAR

Chevron
Car Wash
NEW ASIA FSE
FoodService Equipment & Supply
PECK
RIGHT LANE
MUST
TURN RIGHT

CENTRAL PLAZA
Dance Studio
WaBa grill
DRIVE THRU
SMOKE & VAPE
11665
NO PARKING

CITY OF EL MONTE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Hablamos Español favor de hablar con
Jeni Colon (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Division

PROJECT LOCATION: 11605 Valley Boulevard / 8565-010-004

APPLICATION: Development Agreement (DEV) No. 02-2024 and Design Review (DR) No. 05-2024

REQUEST: The applicant is requesting the construction of an electronic reader board billboard on a .25-acre (10,790 SF) property currently developed with a 6,239 SF commercial structure. The billboard will be located along the northerly portion of the property, adjacent to the I-10 San Bernardino (eastbound) freeway. Entitlements include a Design Review to review the aesthetics of the billboard and a Development Agreement between the City of El Monte and Lamar Central Outdoor, LLC. The subject property is within the C-3 (General Commercial) zone.

The Planning Commission will act as the recommending body, with the final determination made by the City Council. The request is made pursuant to Chapters 17.122 (Design and Minor Design Review) and 17.129 (Development Agreements) of the El Monte Municipal Code (EMMC).

PROPERTY OWNER: Sailesh S. Bhatia & Vina S. Bhatia

APPLICANT: Lamar of Los Angeles
c/o Ray Baker

ENVIRONMENTAL DOCUMENTATION: An Initial Study (IS) was completed as part of the Billboard Ordinance and Freeway Overlay Zone. The project established seven (7) Freeway Overlay Zones to allow the construction of electronic billboards. A Mitigated Negative Declaration (MND) was circulated from April 7, 2017, to May 8, 2017. The MND was adopted by the City Council on July 18, 2017. A total of four (4) mitigation measures were incorporated including one on aesthetics, two on cultural resources and one on hazardous and hazardous materials. If the project is approved, the mitigation measures will be incorporated as part of the resolution. No additional environmental impacts are foreseen as part of this application, therefore no further environmental analysis is required.

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled for:

Date:	Tuesday, August 27, 2024
Time:	7:00 p.m.
Place:	El Monte City Hall City Hall East – Council Chambers 11333 Valley Boulevard El Monte, CA 91731

Members of the public wishing to observe the meeting may do so in one of the following ways:
(1) Attend the meeting in person at the City's Council Chambers.
(2) Turn your TV to Channel 3.

(3) City's website at http://www.elmonteca.gov/378/Council-Meeting-Videos.
(4) Call-in Conference Line at (669) 444-9171; Meeting ID 890 6173 4276, then press #, press # again when prompted for participant ID.

Members of the public wishing to make public comment may do so in one of the following ways:
(1) Call-in Conference Line at (669) 444-9171; Meeting: ID 890 6173 4276, then press #, press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.
(2) E-mail – All interested parties can submit questions/comments in advance to the Planning Division's general e-mail address: planning@elmonteca.gov. All questions/comments must be received by the Planning Division no later than 3:00 pm on August 27, 2024.

The staff report on this matter will be available on or about August 22, 2024, on the City of El Monte website, which may be accessed at https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2 or by e-mailing selias@elmonteca.gov.

Americans With Disabilities Act : In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Office by calling (626) 580-2016. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Persons wishing to comment on the environmental documentation or proposed application may do so in in writing prior to the meeting date and must be received by 3:00 p.m., the day of the meeting. Public Comments of no more than 3-minutes shall be read into the record. Written comments shall be sent to Sandra Elias; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at selias@elmonteca.gov. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing.

For further information regarding this application please contact Sandra Elias at (626) 258-8621. Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

PUBLISHED DATE: Thursday, August 15, 2024, by Betty Donavanik, Planning Commission Secretary

Los Angeles County Office of the Assessor
500 W Temple St. Rm 291
Los Angeles, CA 90012

Radius Map
8565-010-004 - 500 feet

N

0 35 70 140 210 280
Feet

Legend

ASSR_PARCELS_Buffer56

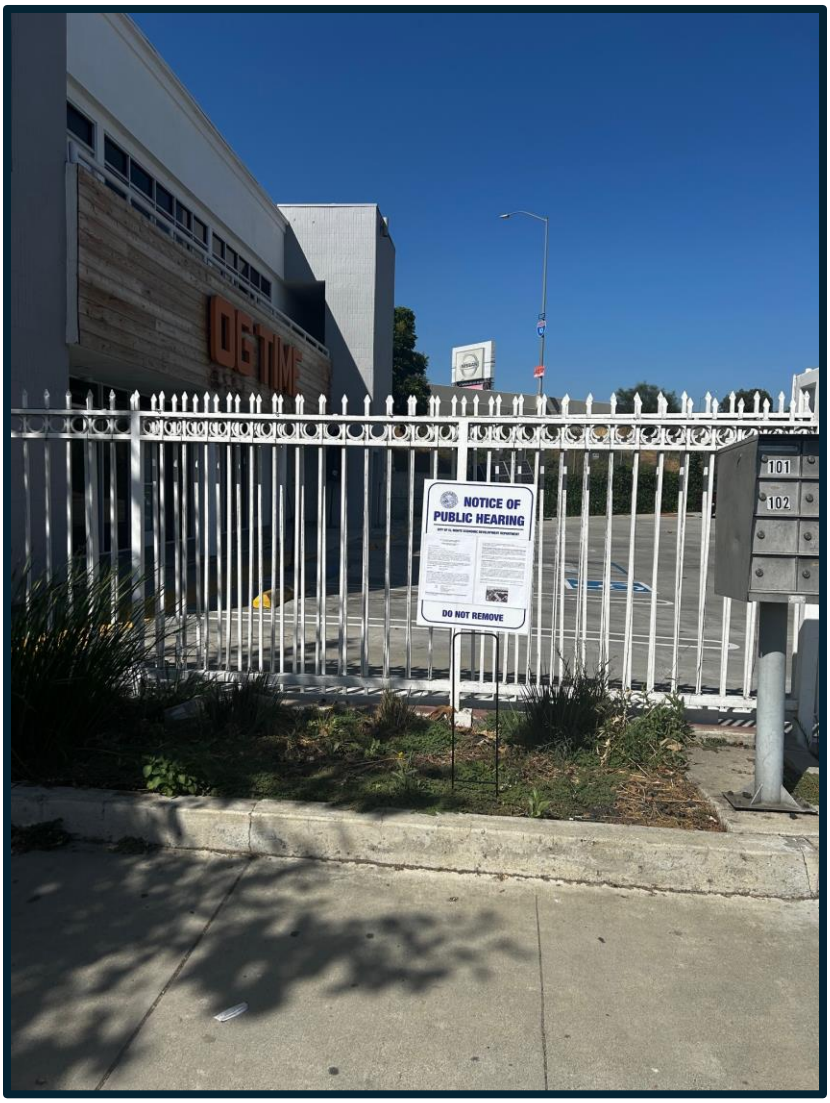
Export_Output

Date: 8/6/2024

N PECK RD
Federal Dr
Southern Pacific RR
Exline St
Stewart St
SAN BERNARDINO FRWY
Fennell St
VALLEY BLVD
Lansdale St
LA County

11605 VALLEY BOULEVARD

SITE POSTING



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

DATE: August 27, 2024

TO: PLANNING COMMISSION

FROM: ALMA MARTINEZ, INTERIM
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

BY: DEBRA MARTINEZ, ASSISTANT PLANNER

APPLICATIONS: CONDITIONAL USE PERMIT NO. 3-2023, MINOR DESIGN REVIEW NO. 1-2023, AND DESIGN REVIEW NO. 2-2023

PROJECT/APPLICANT INFORMATION:

Subject Property: 11863 Valley Boulevard (APN: 8565-013-005)
Project Applicant: Pollo Campero
Property Owner: JCG Partnership

PROJECT DESCRIPTION:

The Applicant is requesting approval to demolish an existing 9,000 SF commercial building in conjunction with the construction of a new ±2,598 square foot (SF) drive-through restaurant operated by "Pollo Campero" on an approximately 23,496 SF property that will consist of a single-lane drive-through. The property is located in the C-3 (General Commercial) zone.

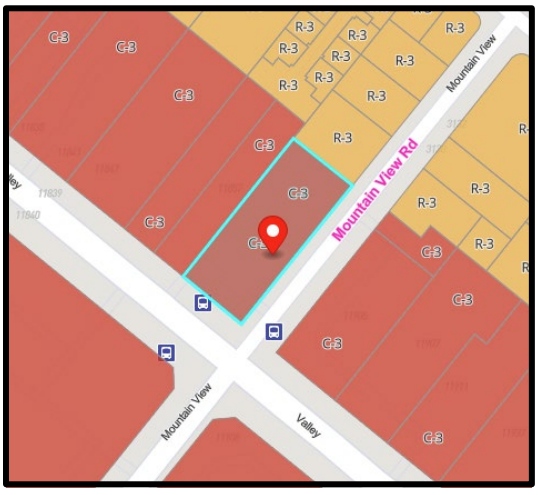
SUBJECT PROPERTY:

Location:	North of Valley Boulevard and West of Mountain View Road
General Plan:	Urban Multiuse
Zone:	C-3 (General Commercial)
Council District:	District 5
Street Frontage:	Valley: 100 feet Mountain View: 235 feet
Lot Size:	23,496 SF (.54 acre – gross lot area)
Existing Development:	9,000 SF (per the Los Angeles County Assessor) take-out restaurant and vacant tenant space.

SURROUNDING PROPERTIES:

	Zoning:	General Plan:	Land Use:
North:	R-3 (Medium-Density Multiple-Family Dwelling)	Medium Density	Single Family Dwelling
East:	C-3 (General Commercial)	Urban Multiuse	Multi-Tenant Commercial Use
South:	C-3 (General Commercial)	Urban Multiuse	Multi-Tenant Commercial Use
West:	C-3 (General Commercial)	Urban Multiuse	Multi-Tenant Commercial Use

ZONING & AERIAL PHOTO:



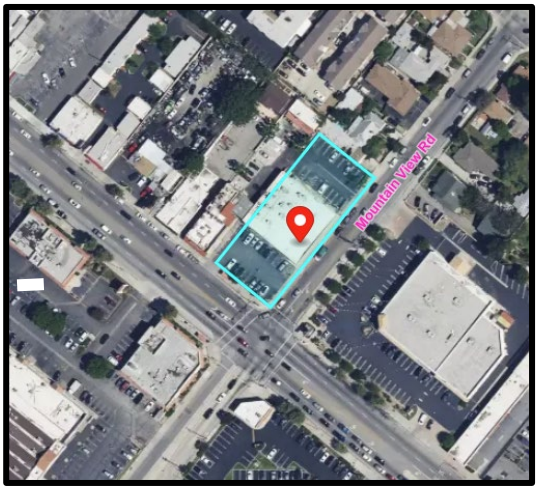


Exhibit 1: Site Plan

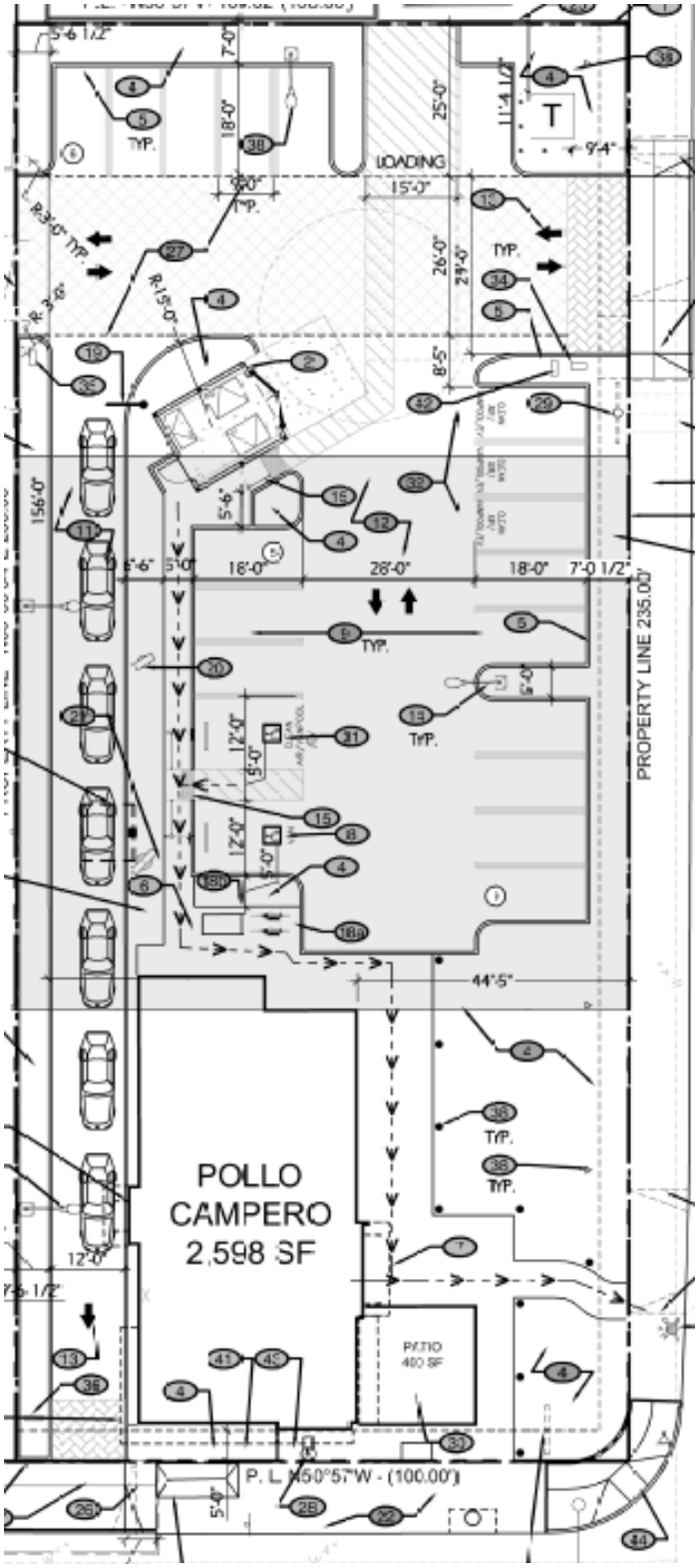


Exhibit 2: Floor Plan

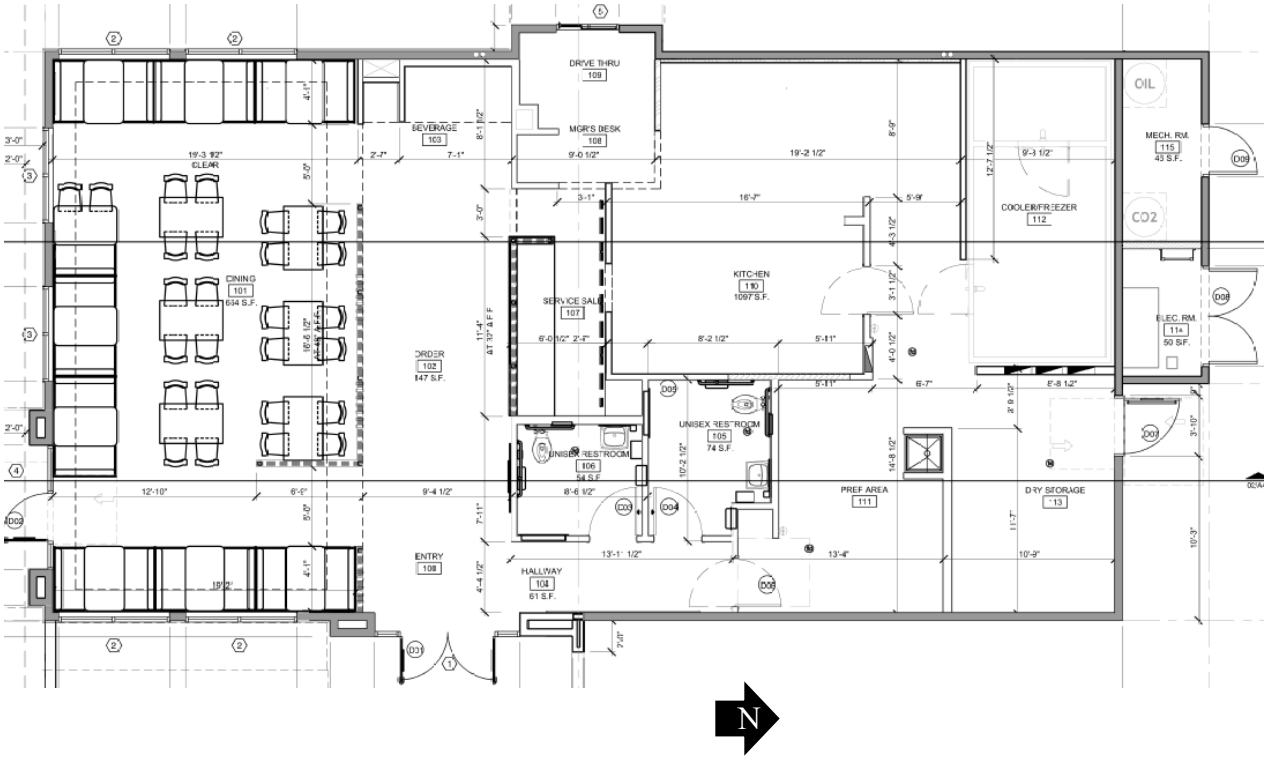


Exhibit 3: Elevations

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

BACKGROUND:

Per the L.A. County Assessor's records, the subject site is currently developed with a 9,000 SF commercial structure. City records reflect that there are two existing tenant spaces. A restaurant is currently occupying of the tenant spaces and the other tenant space has been vacant since December 2017.

ENTITLEMENTS REQUESTED:

The following entitlements are requested pursuant to the requirements of Chapters 17.122 (Design and Minor Design Review) and 17.123 (Conditional and Minor Use Permits) of the El Monte Municipal Code (EMMC):

- **Conditional Use Permit (CUP) No. 3-2023** to request the development of a drive-through restaurant;

- **Minor Design Review (MDR) No. 1-2023** to review the architectural design, and landscape design for the proposed drive-through restaurant; and

- **Design Review (DR) No. 2-2023** to review the site configuration, architectural design, and landscape design for the proposed drive-through restaurant.

PROJECT CHARACTERISTICS:

Site Development

The existing site consists of a 23,496 SF parcel. The applicant is proposing to demolish the existing 9,000 SF commercial building and construct a new ±2,598 SF drive-through restaurant with a single-lane drive-through at the western portion of the project site. The single-lane drive-through will be programmed along the western and northern facades of the proposed building with a total queuing capacity for seven (7) vehicles within the drive-through lane and per the approved traffic assessment. A total outdoor space of 400 square feet dedicated for outdoor seating will be provided for the restaurant. The site will provide a total of 20 open parking spaces and approximately 5,702 SF of landscaping. A new trash enclosure is proposed of the site.

Site Circulation & Parking

The proposed project will only have one (1) ingress/egress driveway that is located along Mountain View Road. The drive-through exit will be along Valley Boulevard and will be a right-turn only exit. Permeable paving is proposed at the driveway entry way and drive-through exit.

Furthermore, the 2,598 SF drive-through restaurant will be located on the southern portion of the property with drive-through access located along the easterly portion of the property. The single drive-through lane will provide stacking (from the drive-through entrance to meal pick-up window) for up to seven (7) vehicles. The vehicle stacking will not block the existing vehicle access easement located on the northern end of the parcel.

There is an existing access easement agreement. The access easement agreement is an agreement between the subject property owner and the property owner at the adjacent parcel located at 11859 Valley Boulevard (APN 8565-013-004). The access agreement establishes vehicular and pedestrian access from Mountain View Road to the neighboring parcel. The easement area runs in an east-west direction and provides access to the site located at 11859 Valley Boulevard (APN 8565-013-004) from Mountain View Road. (Attachment No. C)

A total of 20 open parking spaces will be provided for employees and guests including two (2) accessible parking space and five (5) bike parking spaces that are provided within a long-term bike locker and a bike rack.

The site is adjacent to a residential zoned parcel with a single-family dwelling. A condition of approval has been included for the applicant to provide a 6-foot-high block fence with a step down to 4 feet within the required setback.

Floor Plan

The floor plan consists of a dine in option for patrons, service area, a drive-through pick-up window, a cook area, dry storage area, prep area, a walk-in cooler, accessible restroom, manager's desk space, mechanical room and an electrical room. The proposed

business model accommodates drive-through and pick-up orders with outdoor seating adjacent to the easterly portion of the proposed structure.

Architectural Design

The proposed drive-through restaurant is designed in a "Contemporary" architectural style. The building will be made up of smooth stucco that is scored with horizontal/vertical lines and reveals to help break up the perceived bulk and mass of the structure. Most of the building will be painted in light shades of gray and tan with darker tones to accentuate certain portions of the building while further visually breaking up its bulk and mass with orange and green color along the parapet. Aluminum awnings located where in areas of the storefront to provide shading. Wood bark carefully placed along the façade of the building to create visual representation. Aluminum windows, canopies, and awnings will be utilized to convey a sense of arrival and are also consistent with the Contemporary design. Furthermore, the building's roof parapets will be painted to match the detailing of the building and will consist of varying thicknesses to enhance the overall aesthetics of the structure. Overall, staff believes that the proposed architectural features, finish materials, window placements, and colors, creates a building design that is consistent with the City's Comprehensive Design Guidelines.

Landscaping

The project site will consist of a total landscaped area of 5,702 SF that it is subject to the Model Water Efficient Landscape Ordinance (MWELO) and the City's landscape requirements. The landscape design for the proposed project defines the perimeter, entryways, driveway, and the entire project site. Furthermore, the proposed landscape plan shows a total of 16 new trees to be planted along each frontage. A variety of shrubs, perennials, and ground covers are proposed. The frontage along Valley Boulard will provide a five (5)-foot-wide landscape planter and a seven (7)-foot-wide landscape planter along Mountain View Road.

The conceptual landscaping plan proposes a combination of water efficient trees, shrubs, vines, and ground cover plants that consist of: Blue Palo Verde Trees, California Sycamore Trees, Pink Trumpet Trees, Agave, Kangaroo Paw, Dwarf Weeping Bottlebrush, Trailing Lantana, Sage, Dwarf Mat Rush, Bird of Paradise, Variegated Spanish Dagger, etc. The proposed variety of plant materials are expected to beautify the project site and is required to be adequately maintained. All new landscaping will have a fully automatic irrigation system. Irrigation (including spray and/or drip) will be provided during the Building plan check phase and will be installed per local California water regulations. As a condition of approval, the applicant will be required to comply with the City's Water Efficiency Ordinance (EMMC Chapter 17.74). In addition, transformers and other above-ground utilities will be screened with landscaping as permitted per code and regulations. Furthermore, the landscape design will provide an attractive environment for both the employees and visitors on site as well as passersby.

Business Operations

The proposed hours of operation for Pollo Campero are 10:00 a.m. to 9:00 p.m., Monday through Sunday. Each shift will have approximately 10 to 15 employees. Services include drive-through and indoor ordering options.

The Pollo Campero is a family-owned business and is committed to using freshest ingredients with the best, complimentary spices. Dining options include various options such as fresh fried or grilled chicken plates, sandwich meals, bowls, empanadas, and salads with sides of sweet plantains, coleslaw, French fries, yuca fries, beans, rice and mac & cheese.

PROJECT ANALYSIS:

General Plan Consistency

The subject property has a General Plan land use designation of "Urban Mulituse", which allows for commercial uses that serve the community and region.

Specifically, the proposed project is consistent with the following General Plan's goals and polices:

- CD-4.1: Building Materials. Use high-quality and clean distinctive materials for nonresidential uses.
- CD-4.7: Landscaping. Require lush and well-maintained landscaping appropriate to the structure and its use and context in a manner that meets community expectations for quality.
- LU- 2.1: Underutilized Uses. Facilitate and increase the concentration of commercial to activity centers, major intersections, and other focused areas.
- LU-4.4: Economic Development. Support the development of commercial uses, both citywide and in strategic areas, that strengthen the economy.

Zoning Code Consistency

The site is zoned C-3 (General Commercial). Table 1 below provides the development standards for the C-3 zone and identifies how the proposed project complies with each standard. As such, the proposed project will comply with all applicable zoning code development standards.

Table 1. C-3 (General Commercial) Development Standards

Development Feature	Requirement	Proposed	Meets Standard?
FAR	1.0	.11	Yes
Lot Coverage	50%	11%	Yes
Front Setback (Valley):	5'	5'-0"	Yes
Street Side Setback (Mountain View):	5'	7'-0"	Yes
Interior Side Setback (West)	0'	17'-0""	Yes
Rear Setback when abutting R-Zoned Properties (North):	25'	156'	Yes
Parking Spaces:	18 spaces	20 spaces	Yes
Off-Street Loading	1 space (small)	1 space (small)	Yes
EV Charging Spaces:	4 spaces	4 spaces	Yes
Bicycle Spaces:	Short-Term: 2 spaces	Short-Term: 2 spaces	Yes

	Long-Term: 2 spaces	Long-Term: 2 spaces	
Street Setback Landscaping	5'-wide planters along Street Setbacks	5'-wide planters along Street Setbacks	Yes
Building Height:	4-stories or 50'	1-story or 22'-25'	Yes
Trash	Trash enclosure	Trash enclosure	Yes

ENTITLEMENTS:

Conditional Use Permit (CUP)

In accordance to EMMC Chapter 17.123, the applicant is requesting Planning Commission approval for a CUP to establish a drive-through use within the C-3 zone.

The proposed project was designed to maximize the drive-through restaurant's on-site vehicle queuing to prevent drive-through traffic from extending into the roadway along Mountain View Road. The 2,598 SF drive-through restaurant will be located on the southern portion of the property with drive-through access located along the eastern portion of the site that is oriented towards vehicles entering the site through the driveway along Mountain View Road and leaving the drive-through lane on Valley Boulevard.. The single drive-through lane will provide stacking (from the drive-through entrance to meal pick-up window) for up to seven (7) vehicles. In addition, the proposed project will provide a total of 20 open parking spaces while only 18 parking spaces are required for the site.

The eastern and southern property lines will also include a minimum of five (5) foot wide landscape planters to buffer business activities. Therefore, by granting the CUP request with the Conditions of Approval stipulated in Resolution No. 3674, potential negative impacts are anticipated to be adequately mitigated.

Design Review (DR) and Minor Design Review (MDR)

In accordance with EMMC Chapter 17.122, Planning Commission approval for a DR entitlement is required for all new drive-through facilities. The purpose of the DR is to ensure that the proposed architecture, site layout, and landscaping for the proposed project is compatible with surrounding properties, consistent with the City's Comprehensive Design Guidelines, and promotes/maintains the public health, safety, and general welfare of the community. Furthermore, the City's Comprehensive Design Guidelines are intended to convey overall best practices. The findings for the DR are found in Attachment A - Resolution No. 3674.

Design Guidelines

According to the Comprehensive Design Guidelines, the proposed development complies with a majority of the City's design principles for commercial properties, which are identified below:

Building Location

- Focus activity along the street in a quality, human-scaled environment. Buildings are encouraged to be located at or near the front property line.
- Building are encouraged to be set back to provide a minimum of 12 feet from the curb to enable sufficient sidewalk and parkway.

Access & Parking

- Driveways should be located away from street intersections and to minimize conflict with traffic on public streets.

Landscaping & Walls

- Provide landscape design complementary to site and building design in all open spaces on the site plan.
- Use of walls and fences at the street side of commercial properties are discouraged.

Mass & Scale

- Relate new buildings to existing adjacent buildings through use of proportion, transition, or other design features.

Architectural Design

- Design windows to coordinate with the architectural design of the building.
- Reinforce overall building design with high quality design and detailing.
- Provide a color and materials that work well together and complement the building and site design.
- Awnings should be designed to coordinate with the architectural style of the building, generally avoiding long and continuous treatments.

CITY REVIEW PROCESS:

Planning staff and the other City Departments and Divisions have reviewed the proposed project through the City's internal application review process. This review process enables the various City Departments and Divisions (i.e., Planning, Building, Public Works/ Engineering, Police and Los Angeles County Fire) to thoroughly evaluate land use and development proposals for conformity with the provisions established in the City's Municipal and Zoning Code. Additionally, the review process ensures that the proposal is designed to be compatible with any existing land uses and structures on-site and on neighboring properties. In this way, the quality and economic health of local residential, commercial and industrial districts are appropriately maintained. Based upon the review of the project, staff has determined that the proposed project's site improvements conform to the requirements of the City's General Plan and Zoning Code, and is compatible with the surrounding area. Conditions of approval are applied to the project to address potential compatibility issues and enhance the project to achieve greater consistency with the intent of the General Plan and Zoning Code.

ENVIRONMENTAL REVIEW:

In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined to adopt a Categorical Exemption in accordance with Article 19. Section 15332 (Class 32 – Infill Development Projects) of the requirements of the State CEQA Guidelines. The proposed project has been determined to have no potential to cause significant adverse effects on the environment. See Attachment D for the Categorical Exemption Evaluation Memo.

Vehicle Miles Traveled (VMT) Screening Assessment
The screening assessment concluded that the proposed project will not have a significant impact and that the on-site and drive-through circulation layout of the proposed project is adequate, and that the project could be "screened out" from a VMT analysis per the City's guidelines. Therefore, further CEQA analysis is not required (Attachment D).

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL:

In order to approve the project, the Planning Commission is required to make certain findings. Sections 2 and 3 of the draft resolution contain recommended findings and Section 4 contains the conditions of approval for the Planning Commission's consideration.

RECOMMENDATION:

Staff recommends that the Planning Commission evaluate the proposal and consider the following Actions:

A. Adopt a Categorical Exemption Under Article 19, Class 32, Section 15332 (Replacement or Reconstruction) pursuant to the California Environmental Quality Act and Guidelines; and

B. Make the Finding of Facts articulated in the body of the Resolution in connection with each entitlement request and approve Conditional Use Permit No. 3-2023, Minor Design Review 1-2023 and Design Review No. 2-2023, subject to conditions of approval.

ATTACHMENTS:

A. Resolution No. 3674, with Findings and Conditions of Approval
B. Development Plans
C. Access Agreement
D. Categorical Exemption Memo
E. Public Hearing Notice, Radius Map and Site Posting

RESOLUTION NO. 3674

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) NO. 3-2023, MINOR DESIGN REVIEW (MDR) NO. 1-2023 AND DESIGN REVIEW (DR) NO. 2-2023, AND THE ADOPTION OF A CATEGORICAL EXEMPTION TO ALLOW THE CONSTRUCTION OF A NEW ±2,598 SQUARE FOOT (SF) DRIVE-THROUGH RESTAURANT ON AN .54±-ACRE (AC) PROPERTY LOCATED AT 11863 VALLEY BOULEVARD, EL MONTE, CALIFORNIA

WHEREAS, on September 6, 2023, the Applicant submitted the following entitlement applications for the Proposed Project:

- Conditional Use Permit (CUP) No. 2-2023: to establish a drive-through restaurant; and
- Minor Design Review (DR) No. 1-2023: to review the architectural design, and landscaping for the drive thru restaurant.
- Design Review (DR) No. 2-2023: to review the site planning, architecture, and landscaping.

WHEREAS, the subject property is located at 11863 Valley, El Monte, California (the "Subject Property"), and described as follows, to-wit:

APNs: 8565-013-005

WHEREAS, the subject property is located within the C-3 (General Commercial) zone;

WHEREAS, the subject property is designated as Urban Multiuse by the City's General Plan;

WHEREAS, approval of a Conditional Use Permit to establish a drive-through restaurant pursuant to Chapter 17.123 of the El Monte Municipal Code (EMMC);

WHEREAS, approval of a Design Review/Minor Design Review to review the site planning, architecture, and landscaping is required for a proposed drive-through restaurant pursuant to Chapter 17.122 of the EMMC;

WHEREAS, on July 27, 2024, the Planning Commission of the City of El Monte held a public hearing concerning CUP No. 2-2023, MDR No. 1-2023, and DR No. 2-2023; and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony, the recommendation of Planning Division staff and the staff report offered in the case as presented at said public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of El Monte, County of Los Angeles, State of California, as follows:

SECTION 1 - ENVIRONMENTAL. In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined that the proposed project qualifies for a Notice of Exemption under Article 19 Categorical Exemptions, Class 32, Section 15332 (Infill Development Projects) in accordance with the requirements of the State CEQA Guidelines. The project is consistent with the land use designation and policies of the General Plan; therefore, no further environmental assessment is required.

SECTION 2 - CONDITIONAL USE PERMIT (CUP) FINDINGS. All necessary findings for the granting of CUP No. 3-2023 (to allow a drive-through establishment), pursuant to Chapter 17.123 of the EMMC can be made in a positive manner and are as follows:

A. The Conditional Use Permit will not be detrimental to the public health, safety or welfare or injurious to the subject property or other improvements in the vicinity;

Finding of Fact:

The Proposed Project is consistent with the City's 2011 General Plan which designates the subject site as "Urban Multiuse". The Proposed Project will be occupied by Pollo Campero, which is a nationally recognized restaurant that is anticipated to attract a regional customer base while providing the community.

The Proposed Project was designed to maximize the drive-through restaurant's on-site vehicle queuing to prevent drive-through traffic from extending onto Mountain View Road and the existing access easement area. The 2,598 SF drive-through restaurant will be located on the southern portion of the property with drive-through access located along the easterly portion of the property. The single lane drive-through will provide stacking (from the drive-through entrance to meal the pick-up window) for up to seven (7) vehicles. In addition, the Proposed Project will provide a total of 20 parking spaces.

The eastern and southern property lines will include a minimum of a five (5) foot wide landscape planter to buffer business activities.

Therefore, by granting the Conditional Use Permit request with the Conditions of Approval stipulated in Section 4 of this Resolution, the Proposed Project will not be

detrimental to the public health, safety or welfare or injurious to the subject property or other improvements in the vicinity.

B. The proposed use applied for at the location indicated is one (1) for which a Conditional Use Permit is authorized;

Finding of Fact:

Per the EMMC, the zoning designation for the site is C-3 (General Commercial). The City's C-3 zone allows the establishment of the Proposed Project provided that a Conditional Use Permit (to establish a drive-through use), Minor Design Review (to review the site layout, architecture, and landscaping for the drive-through), and Design Review (to review the site layout, architecture, and landscaping), are granted by the Planning Commission and if the Proposed Project is consistent with all applicable development standards. As such, the Proposed Project is found to be consistent with all of the aforementioned zoning standards. Therefore, the Proposed Project applied for at the location indicated is one (1) for which a Conditional Use Permit is authorized.

C. The subject property for the proposed use is adequate in size and shape to accommodate such use and that all yards, spaces, walls, fences, parking, loading, landscaping and other features required for the proposed use are provided;

Finding of Fact:

The Subject Property encompasses approximately 23,496 SF of lot area. Per the EMMC, the zoning designation for the site is "General Commercial" that allows a maximum floor area ratio of up to 1.0. The Proposed Project provides a total floor area of 2,598 SF which only accounts for roughly eleven (11) percent of the allowable maximum floor area. The 2,598 SF drive-through restaurant will be located on the southern portion of the property with drive-through access located along the easterly portion of the property. The proposed site plan was designed for the drive-through to be accessed from Mountain View Road and exit onto Valley Boulevard with a right-turn only. The site will provide a total of 20 open parking spaces and one small loading space. In addition, a minimum of two (2) long-term bicycle parking spaces and two (2) short-term bicycle parking spaces are required and a total of four (4) are proposed within a combination of a long-term bicycle locker and bike racks.

Furthermore, the Proposed Project will consist of approximately 5,702 SF of new landscaping. The proposed conceptual landscaping plan is designed to define the frontages along Valley Boulevard and Mountain View Road, building entrances, signage, and to help screen business activities throughout the site. The proposed landscape plan is required to be consistent with Chapters 17.72 & 17.74 of the EMMC.

Therefore, the subject property for the Proposed Project is adequate in size and shape to accommodate such use and all yards, spaces, walls, parking, landscaping and other features are provided.

D. The subject property abuts streets and highways adequate in width and pavement type to carry the kind of traffic which will be generated by the proposed use; and

Finding of Fact:

The Subject Property is located at the north-west corner of Valley Boulevard and Mountain View Road. Per the El Monte General Plan, Valley Boulevard is a "Major Arterial" roadway and Mountain View Road is a "Local Street" roadway. The Proposed Project will only have one (1) driveway along Mountain View for egress and ingress through a 29 foot-wide opening and one (1) driveway along Valley Boulevard for egress through a 12-foot-wide opening for right-turn only. Furthermore, the Subject Property abuts streets and highways adequate in width and pavement type to carry the kind of traffic which will be generated by the proposed use. In addition, a Traffic Evaluation was conducted as part of the Environmental Compliance through a Class 32 which determined to have a less than significant impact.

E. The Conditional Use Permit is consistent with the purpose, goals and policies of the City's General Plan, Zoning Code and any applicable Specific Plan.

Finding of Fact:

The Proposed Project is consistent with the City's 2011 General Plan which designates the subject site as "Urban Multiuse" which allows for a range of commercial uses that serve the community and region. The Urban Multiuse land use designation allows a range of land uses and development types that are envisioned with retailers that attract customers from throughout the San Gabriel Valley region. The Proposed Project will be occupied by Pollo Campero which is a nationally recognized restaurant that is anticipated to attract a regional customer base while providing the community.

Per the EMMC, the zoning designation for the site is C-3 (General Commercial). The City's C-3 zone allows the establishment of the Proposed Project provided that a Conditional Use Permit (to establish a drive-through use), Minor Design Review (to review the design and architecture of the drive-through) and Design Review (to review the site layout, architecture, and landscaping) are granted by the Planning Commission and if the Proposed Project is consistent with all applicable development standards. As such, the Proposed Project is found to be consistent with all of the aforementioned zoning standards.

SECTION 3 – DESIGN REVIEW (DR) & MINOR DESIGN REVIEW (MDR) FINDINGS. All necessary findings for the granting of DR No. 2-2023 and MDR 1-2023

(to review the site planning, architecture, and landscaping) pursuant to Chapter 17.122 of the EMMC, can be made in a positive manner and are as follows:

A. The granting of the Design Review request will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity;

Finding of Fact:

The Proposed Project is consistent with the City's 2011 General Plan which designates the subject site as "Urban Multiuse". The Urban Multiuse land use designation allows for a range of land uses and development types that is envisioned with retailers that attract customers from throughout the San Gabriel Valley region. The Proposed Project will be occupied by Pollo Campero, which is a nationally recognized restaurant that is anticipated to attract a regional customer base.

The Proposed Project was designed to maximize the drive-through restaurant's on-site vehicle queuing to prevent drive-through traffic from extending onto Mountain View Road and from blocking the vehicle access easement. The 2,598 SF drive-through restaurant will be located on the northern portion of the property with drive-through access located along the southernly portion of the site that is oriented towards vehicles entering the site through the driveway along Mountain View Road. The single drive-through lane will provide stacking (from the drive-through entrance to the meal pick-up window) for up to seven (7) vehicles.

Therefore, by granting the Design Review/Minor Design Review request in conjunction with the Conditions of Approval as stipulated in Section 4 of this Resolution, the Proposed Project will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

B. The architectural design provides a desirable environment for its occupants, neighbors and visitors through its careful placement of building mass and its use of materials, textures and colors and will remain appealing through ongoing maintenance;

Finding of Fact:

The proposed drive-through restaurant is designed in a "Contemporary" architectural style. The building will be made up of smooth stucco that is scored with horizontal/vertical lines and reveals to help break up the perceived bulk and mass of the structure with orange and green colors along the parapet. Most of the building will be painted in light shades of gray and tan with darker tones to accentuate certain portions of the building while further visually breaking up its bulk and mass. Wood bark carefully placed along the façade of the building to create visual representation. Aluminum windows, canopies, and awnings will be utilized to convey a sense of arrival and are also consistent with the Contemporary design. Overall, staff believes that the proposed architectural features, finish materials, window placements, and colors,

creates a building design that is consistent with the City's Comprehensive Design Guidelines.

C. The site plan and layout incorporate measures to encourage and protect alternative modes of transportation such as pedestrians, bicyclists and transit riders;

Finding of Fact:

The proposed project will provide one (1) driveway along Mountain View Road located at the eastern end of the site that can be accessed through a 29-foot-wide opening (for ingress and egress). One (1) driveway along Valley Boulevard for the drive-through to exit and make a right-turn only.

The 2,598 SF drive-through restaurant will be located on the southerly portion of the property with drive-through access located along the westerly portion of the site that is oriented towards vehicles entering the site through the driveway along Mountain View Road. The single drive-through lane will provide stacking (from the drive-through entrance to the meal pick-up window) for up to seven (7) vehicles.

A total of 20 open parking spaces will be provided for employees and guests including two (2) accessible parking space and four (4) bike parking spaces that are provided within a long-term bike locker and a bike rack.

Therefore, the site planning for the Proposed Project incorporates measures that encourage and protect alternative modes of transportation such as pedestrians, bicyclists, and transit riders.

D. The landscaping, including the location, type, size and maintenance, complies with Chapter 17.72 (Landscaping Requirements) and Chapter 17.74 (Water Efficiency) of this Title (only required when landscaping is proposed or required); and

Finding of Fact:

The project site will consist of a total landscaped area of 5,702 SF that is subject to the Model Water Efficient Landscape Ordinance (MWELO) and the City's landscape requirements. The landscape design for the proposed project defines the perimeter, entryways, driveway, and the entire project site. Furthermore, the proposed landscape plan shows a total of 16 new trees to be planted along each frontage. A variety of shrubs, perennials, and ground covers are proposed. The frontage along Valley Boulevard will provide a 5-foot-wide landscape planter and a seven (7)-foot-wide landscape planter along Mountain View Road.

The conceptual landscaping plan proposes a combination of water efficient trees, shrubs, vines, and ground cover plants that consist of: Blue Palo Verde Trees, California Sycamore Trees, Pink Trumpet Trees, Agave, Kangaroo Paw, Dwarf Weeping Bottlebrush, Trailing Lantana, Sage, Dwarf Mat Rush, Bird of Paradise,

Variegated Spanish Dagger, etc. The proposed variety of plant materials are expected to beautify the project site and is required to be adequately maintained. All new landscaping will have a fully-automatic irrigation system. Irrigation (including spray and/or drip) will be provided during the Building plan check phase and will be installed per local California water regulations. As a condition of approval, the applicant will be required to comply with the City's Water Efficiency Ordinance (EMMC Chapter 17.74). In addition, transformers and other above-ground utilities will be screened with landscaping as permitted per code and regulations. Furthermore, the landscape design will provide an attractive environment for both the employees and visitors on site as well as passersby.

E. The Design Review is consistent with purpose, goals and policies of the City's General Plan, Zoning Code, any applicable Specific Plan and its Comprehensive Design Guidelines.

Finding of Fact:

The Proposed Project is consistent with the City's 2011 General Plan which designates the subject site as "Urban Multiuse". The Urban Multiuse land use designation allows for a range of land uses and development types that are envisioned with retailers that attract customers from throughout the San Gabriel Valley region. The Proposed Project will be occupied by Pollo Campero which is a nationally recognized restaurant that is anticipated to attract a regional customer base.

Per the EMMC, the zoning designation for the site is C-3 (General Commercial). The City's C-3 zone allows the establishment of the Proposed Project provided that a Conditional Use Permit (to establish a drive-through use), Minor Design Review (to review the site layout, architecture, and landscaping associated with the drive-throug) and Design Review (to review the site layout, architecture, and landscaping) are granted by the Planning Commission and if the Proposed Project is consistent with all applicable development standards. As such, the Proposed Project is found to be consistent with all of the aforementioned zoning standards.

SECTION 4 – CONDITIONS OF APPROVAL. Based upon the findings, the Planning Commission hereby approves CUP No. 2-2023, DR No. 1-2023, and the adoption of a Categorical Exemption (Class 2) for the Project in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended, subject to the following conditions:

GENERAL

1. The project shall substantially conform to CUP No. 1-2023, MDR 1-2023 and DR No. 2-2023 and the associated plans presented to the Planning Commission on August 27, 2024.

2. If an applicant or any interested party is dissatisfied with any requirement, ruling, finding or disapproval by the Planning Commission, he or she may file an appeal with the City Clerk to have the case reviewed by the City Council, unless otherwise noted. The appeal must be submitted within ten (10) calendar days following the date of the decision. If City Hall is closed on the tenth day, the deadline shall automatically extend to the next day City Hall is open to the public.

3. Approvals for the Minor Design Review, Design Review, and Conditional Use Permit entitlements shall be effective for two (2) years; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved.

4. A copy of the approving resolution (with Conditions of Approval) shall be printed on the development plans that are to be submitted during the plan check process.

5. All applicable conditions of approval shall be met or deemed to have been addressed by the City of El Monte's Planning Division prior to final inspection and prior to either issuance of building permits or occupancy of any buildings.

6. All Planning Division, Building Division, Code Enforcement Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building permits or at another time specified in the conditions or approval or as outlined in City Codes.

7. All City and LA County Fire Department standards and conditions shall be implemented prior to final inspection and prior to occupancy of any building.

8. The Applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in this Planning Commission Resolution within fifteen (15) days following the adoption of this Planning Commission Resolution.

9. The Applicant shall provide the project case planner with a detailed response for the status of all conditions of approval to confirm compliance at key points of the project

including: 1) grading activities; 2) issuance of building permits; and 3) final occupancy of the building.

LEGAL

10. Adherence to the entitlement conditions of approval shall be demonstrated at all times. A failure to comply may be cause for a review by the Planning Commission for potential revision or revocation of the approvals herein pursuant to EMMC §17.10.140 (Revocation of Permits).

11. By acceptance of the approval of the project by the City, the Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.

12. From the date of approval of the project by the Planning Commission until the time when the City has accepted the property Maintenance Agreement for the development project, the owner of the property shall maintain the property in a good condition to include:
    a. The continuous maintenance of landscaping and vegetation on the property in a vigorous and weed free condition or if the property is unimproved, the prompt removal of weeds and volunteer vegetation on the property;
    b. The prompt removal of any debris or trash from the property regardless of whether such debris or trash is disposed on the property by third persons;
    c. The installation of temporary security fencing to limit unauthorized entry if the property is otherwise vacant in whole or in part;
    d. The installation on each vacant structure on the property of secure and tamper-proof door and window coverings to prevent trespass and illegal occupancy of such vacant structures;
    e. The prompt demolition or restoration of any structure on the property which has been materially damaged by fire or vandalism;
    f. The prompt removal of evidence of graffiti vandalism from any surface on the property, including graffiti as applied to temporary security fencing or to walls or structures including any wall or structure which is proposed for demolition; and
    g. Other property maintenance and property security measures as may be indicated for the property under EMMC Chapter 8.59 or other applicable law.

13. The applicant shall record a Maintenance Agreement (prior to the issuance of a Certificate of Occupancy) to ensure the ongoing repair and upkeep of the property and all improvements. Such improvements shall include, but not be limited to the following:
    a. The removal of trash and debris found on the property;
    b. The proper and timely removal of graffiti;

c. The timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; and
d. The timely maintenance, repair and upkeep of exterior paint, parking areas/striping, pedestrian pathways/open space areas, lighting and irrigation fixtures, walls and fencing, landscaping, and related landscape improvements.

BUILDING & SAFETY DIVISION

14. The Project must comply and be designed to meet the requirements of the 2022 California Building Code all associated amendments and the EMMC. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan check review.

CONSTRUCTION

The Project is subject to EMMC Chapter 17.50 (Performance Standards), which includes (but is not limited) to the following Conditions of Approval:

15. Prior to the commencement of construction on the Subject Property, the Applicant shall schedule a pre-construction meeting between the general superintendent or field representative and the Planning Division to discuss the approved plans and construction requirements.

16. The Applicant shall distribute a notice prior to the commencement of construction activities to residents within 300 feet of the project boundary of properties that abut the project site. The notice shall include the contact information of the project manager and City of El Monte Planning Division staff.

17. A staging area for the project shall be approved by Planning Division staff prior to the issuance of building permits. All construction related activities are prohibited within the public right-of-way. All such activities shall be conducted on the project site or another designated property within 500 feet of the project site. In addition, the staging areas and storage of equipment and materials shall be set back a minimum 100 feet from any residential use (or to the furthest extent possible).

18. Prior to the demolition of any existing property line walls and/or fences and construction of a new property line concrete block wall(s), the Applicant shall make reasonable efforts to coordinate and obtain approval from neighboring property owner(s) to remove any existing wall(s) and/or fence(s). Written authorization from the neighboring property owner shall be provided for the removal of an existing wall and construction of a new or modified shared property line wall upon submittal for plan check.

19. The Applicant and project construction manager shall be required to work with City Staff to identify all public and private schools within a 1,000-foot radius from the project site. The Applicant/construction manager shall be required to contact all identified

schools to notify the principal of the school about the proposed project, construction periods, and planned trucking routes, and to coordinate trucking activities to and from the site. All project sites located within this specified radius shall be required to maintain one onsite flag personnel to direct trucking activities coming to and leaving the site during specific delivery times as designated by the Community & Economic Development Director. The Applicant shall be required to submit to the Planning Division a written letter showing evidence that this condition has been satisfied prior to issuance of building permits.

20. A truck/traffic construction management plan is required for the Project pursuant to the Department of Transportation. All construction traffic regarding the movement of heavy equipment and graded materials are limited to off peak hours. This plan shall be approved by the Public Works Department and Planning Division prior to the issuance of building permits.

21. Any stock piling of demolition materials shall be approved by the Planning and Engineering Division prior to demolition activities.

22. Prior to commencing demolition and site preparation activities, the project site shall be secured with a fence to prevent unauthorized access to the site and the fence shall contain screening material to screen construction activities from view. The temporary screening fence shall be maintained in good condition (free of tears, holes, crack lines, debris, etc.) at all times. At the primary entrance to the site, the screening material shall be reduced to a maximum height of four (4) feet to provide visibility into the site at all times and for public safety purposes.

23. All construction and demolition debris shall be removed from the property in compliance with State law and Chapter 8.20 (Solid Waste – Removal, Collection, Disposal and Diversion) of the EMMC. The removal of all solid waste arising out of the construction and demolition process shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services for construction and demolition projects within the City. The removal of all other waste from the property shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services to residential and commercial properties within the City.
    a. Prior to the issuance of a building permit, the applicant shall submit to the Building and Safety Division and the Code Enforcement Division, the name and contact information for the contracted waste hauler. It shall be the developer's obligation to ensure that the waste contractor utilized has obtained permits from the City to provide such services.
    b. Prior to final approval for occupancy, and in addition to any other requirements set forth under the EMMC or by the Chief Building Official, the developer shall submit to the Building and Safety Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed and/or diverted.
    c. Except as otherwise authorized pending the completion of the construction and demolition activities authorized under this Section, solid waste containers and

bulky items may not be stored or maintained at locations designated for parking and must be maintained in those locations designated for the temporary storage of solid waste and bulky items.

24. During clearing, demolition, earthmoving, excavation operations or grading, dust emissions shall be controlled by regular watering, paving of construction roads or other dust-preventive measures (e.g. hydroseeding), subject to the approval of the City Engineer.
    a. Material(s) excavated or graded shall be watered to prevent dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
    b. Material(s) transported off-site shall be either sufficiently watered or securely covered to prevent dust.

25. On-site roads shall be paved as soon as feasible. During construction, roads shall be watered periodically and/or shall be chemically stabilized.

26. The project site and the public right-of-way adjacent to any portions of the site shall be maintained in a condition which is free of debris both during and after the construction, addition or implementation of the entitlements granted by the City.

27. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited within the public R.O.W. All such activities shall be conducted only on the project site and not in the public R.O.W.

28. Fire protection facilities; including access, must be provided prior to and during construction.

29. Applicant is required to comply with Sections 3503, 3503.5, and 3513 of the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). Compliance with the California Fish and Game Code and MBTA would ensure that impacts to nesting birds and raptors, which may use vegetation, including existing scattered non-native trees, on or near the Project site for nesting, during construction would not occur.

30. If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determination and recommendations by the consultant shall be implemented as deemed appropriate by the Community and Economic Development Director, in consultation with the State Historic Preservation Officer (SHPO) before any work commences in the affected area.

31. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains are potentially Native American, the California Native American Heritage Commission shall be notified, and appropriate measures provided by State law shall be implemented.

ART IN PUBLIC PLACES

32. The Project shall be required to comply with the Art in Public Places Ordinance. The Applicant shall submit plans for the display of public art or a project place monument within the development, which shall be approved by the Art in Public Places Committee. In lieu of acquiring and installing art work, the Applicant may contribute funds to the Art in Public Places Fund equal to one percent of the total project cost (not to exceed $200,000) in accordance with EMMC § 15.07.030.

OPERATION STANDARDS

33. All business activities and all storage shall take place within the confines of the buildings. There shall be no outdoor display, advertisement, merchandizing, debris, and storage of containers and inoperable vehicles at any time. No storage of materials or supplies or inventory shall be permitted outside of the structure.

34. Delivery trucks are restricted to only occupy the designated truck loading space. Delivery trucks are prohibited to park or idle at all other areas on the property as well as along Valley Boulevard and Mountain View Road.

35. All loading/unloading activities shall be limited to after peak hours Monday through Sunday.

36. The property owner shall remove any graffiti on the Subject Property within 24 hours of discovery. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Planning Division. Original surface materials installed and designed to not accept paint material such as stone, metal, veneers, etc. shall be restored to original finish with methods accepted and agreed to by the Planning Division.

37. The use of clear glass is required on the windows facing the public right-of-way, a driveway or required parking. After installation, clear glass windows shall not later be treated so as to become opaque or to be blocked so as to prevent visibility of the floor interior.

38. Reflective glass, tinted glass or other mirror-like materials that are highly reflective shall not cover more than 25 percent of a structure's surface. This may be exceeded subject to the approval of a Minor Design Review.

DEVELOPMENT PLANS

39. Decorative pavement/pavers shall be installed at the driveway entrances and in other locations along the driveway to break up the paving to the satisfaction of the Planning Division.

40. Decorative exterior lighting fixtures shall be provided and subject to the review and approval of the Planning Division.

41. A minimum of two (2) short-term and two (2) long-term bicycle parking spaces shall be provided at the site.

42. All new interior and perimeter fences, gates, and block walls shall provide decorative design elements (e.g., split face block, stucco, wrought iron). All fences/gates/walls shall be made of durable materials and protective surfaces. The application of graffiti resistant coating and/or other anti-graffiti measures are required.

43. The Applicant shall submit a design for the onsite trash enclosure for review and approval by the Planning Division and the City's Solid Waste Service Provider during building plan check review. The trash enclosure shall include a designated area for solid, recycling, and organic waste. The design will be reviewed for aesthetic value and use of quality materials. The enclosure shall be paved and enclosed on at least three (3) vertical sides by a solid six (6) foot high wall and on the fourth side by a solid gate to screen the containers from view. The gate shall be hung on separate posts of 2½ inch standard weight galvanized pipe. A roof shall also be provided for the enclosure along with a drain that connects to the sewer system. A five (5) inch by eight (8) inch raised curb shall be constructed along the inside base of the enclosure walls. The finish and color of the enclosure, gate and roof shall be decorative and shall incorporate primary elements from the site building style. Chain link fencing shall not be permitted.

44. Applicant shall submit a proposed security camera system installation plan to the City's Police Department for review and approval. A security installation plan shall incorporate a High Definition Recording camera surveillance system for the building and property. The Police Department shall have the authority to make changes to the plan as needed to enhance public safety. The system must be set up for at least 45 calendar days and must be made available to a City Employee upon request. The system shall be maintained and operating at all times.

45. Exterior paint colors shall not exceed a light reflective value greater than 60 percent.

SIGNAGE

46. Prior to the occupancy of the building, no person shall erect, alter, repair or relocate any sign without obtaining a Sign Permit from the Planning Division. All signs shall be

reviewed to determine the proposed sign is consistent with the requirements of EMMC Chapter 17.80.

47. All building mounted signs shall include a minimum standoff of one (1) inch. No building mounted signs shall be flushed to the exterior building's walls (with exception to the building's addressing).

48. All proposed signage shall meet all of the design requirements per the EMMC.

UTILITIES & MECHANICAL EQUIPMENT

49. All onsite utilities service lines shall be underground and not visible to the public view.

50. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans with provisions for appropriate screening.

51. The Applicant shall submit a composite utility plan depicting the location of above ground utility appurtenances. The exact location of the equipment shall be approved by the Planning Division, during the plan check process, and shall be installed as per approved plans. They shall not be allowed within the parking lot or turning radius area.

52. All mechanical equipment placement and screening shall be included on the composite development plan and shall be reviewed and approved by the Planning Division prior to installation. Where practicable and as shown on the plans approved by the Planning Commission in the course of obtaining the requested entitlements, mechanical equipment, heating, ventilation, air conditioning (HVAC) units, satellite dish systems, solar panels, thermal solar heaters, utility meters, above ground utility and fire safety connections will be, screened, located out of public view or be architectural integrated into the project design.

53. Roof and ground mounted mechanical equipment shall be screened from view to the satisfaction of the Planning Division.

54. The proposed structure(s) shall adhere to any and all utility easements.

55. Automatic gas shut off/earthquake safety valves shall be installed for each gas meter location.

LANDSCAPING

56. A detailed landscape/irrigation plan shall be submitted to the Planning Division for review and approval. The landscape/ irrigation plan shall address the following items:
    a. Comply with the State mandated Water Efficient Landscape Ordinance (WELO) and Chapter 17.74 - Water Efficiency of the EMMC.

b. An automatic timed underground irrigation system shall be installed and maintained for each landscaped area.

57. The landscape plan shall provide for a variety of groundcover, grasses, shrubs, perennials, and ornamental trees with various textures, heights, size and variety of foliage and flower color, per Chapter 17.72. The landscape plan shall include a Plant Legend containing: plant symbol, scientific name of plant material, common name of plant material, plant container size, and plant spacing in “inches”. Single row and triangle plant spacing are preferred. Very low, low and medium water usage plant materials are encouraged. In addition, the landscape plan shall include images of the proposed plants on the plans.

58. All landscaping irrigation systems shall be required to be automated, high-efficient irrigation systems that use bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors to reduce water use.

59. All landscape and irrigation areas shall be installed prior to the issuance of a certificate of occupancy.

60. The Developer shall prepare a landscape documentation package that includes a water efficient landscape worksheet, soils management report, grading and drainage review for landscape. The water efficient landscape worksheet is required to include calculations that show that the estimated total water use (ETWU) is below the maximum applied water allowance (MAWA), as defined in the ordinance.

61. Trees that are planted adjacent to the City ROW shall be of Blue Palo Verde or as determined by the Public Works Department.

LIGHTING

62. The developer shall submit a photometric plan to the Public Works Department for review and it shall provide a minimum of 1 foot-candle throughout the site. Where available and deemed necessary by the Planning Division, the system must be equipped with vandal resistant covers and be shielded to direct light away from all neighboring uses, and comply with CALGreen or local ordinance, whichever is more stringent. The lighting plan shall include the design and specifications for all proposed exterior site lighting fixtures and shall be reviewed for quality, aesthetics, and illumination values.

63. The developer shall submit for review by the Planning Division and the Engineering Department, the design and specifications for all proposed lighting fixtures proposed for the buildings, drive aisles, parkways, parking areas, pathways, and surrounding areas within the development. The fixtures shall be reviewed for quality, aesthetics, illumination values, sustainability values such as LED and shall be decoratively and architecturally consistent with the building design. The number, location, height, style

and design shall be reviewed and approved by the Planning Division and Engineering Department prior to issuance of building permits.

64. Proposed lighting shall be directed away from adjacent properties to prevent lighting spillover or glare.

PUBLIC WORKS ENGINEERING DIVISION

The following conditions/public improvements are required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws. Federal, State, County and local laws and regulations for project implementation must be adhere to throughout the duration of the project. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect public health and safety.

General

65. The estimated amount of Development Impact Fees associated with the project based upon the site plan documentation submitted as part of the Project Approvals include but are not limited to the following fees and deposits; applicable sewer fee, street fee, storm drain fee, traffic fee, park facility Impact fee, Quimby (dedication or in lieu Parkland Fees), deposits, technology enhancement fees, and all applicable fees associated with demolition of existing structures, drainage, site development, and construction are based on actual square footage of any commercial development and number of residential units. EMMC 15.08 and EMMC 16.34.030

Sewer	$3,608.00
Storm Drain	$2,306.00
Street	$1,040.00
Traffic	$9,762.66
Park Facility Impact Fees	-
Tech Enhancement	$349.23
Quimby	-
Total	**$17,066.89**

The foregoing amounts of the various development impact fees are subject to refinement and changes based on the design plans for the project as approved by the City and/or changes in the City development impact fees. Development impact fees are due prior to the issuance of Building Permits.

66. An encroachment permit will be required for all work within the public right-of-way.

67. Project Applicant shall obtain approval from the Los Angeles Fire Department (LACFD) for development's fire protection, fire flow requirements, emergency access circulation for development, etc. and shall construct all Fire Department required improvements. LACFD approval will be required:
    Prior to Grading/Building Permits (LACFD Building Division)

68. Environmental Documentation. The time limits set forth in El Monte Municipal Code (EMMC) Chapter 16.12.040 for taking action on tentative maps shall not be deemed to commence until the environmental documentation for the subdivision is completed in compliance with the California Environmental Quality Act (CEQA) as required by the City.

69. The Project Applicant shall provide such additional data and information and shall deposit and pay such fees as may be required for the preparation and processing of environmental review documents pursuant to the City's procedures for implementation of the California Environmental Quality Act.

70. Engineering Geology and/or Seismic Safety Report. A preliminary engineering geology and/or seismic safety report, prepared in accordance with Los Angeles County guidelines, is required if the property lies within a "medium risk" or "high risk" geologic hazard area, as shown on maps on file contained within the safety element of Los Angeles County.

71. Comply with the City's ordinances and regulations pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.

72. The disposal, removal, recycling and diversion of all construction and demolition waste and debris generated by the Project must be performed exclusively by the City's duly authorized and duly franchised construction and demolition solid waste hauler. The City's construction and demolition hauler is Valley Vista Services whose contact information is as follows: (626) 961-6291 or info@valleyvistaservices.com.

73. The Project Applicant shall submit for review and approval to Caltrans any proposed work within the roadway that affects traffic utilizing Caltrans facilities. Applicant shall obtain necessary permits, pay all fees, and comply with all Caltrans requirements relative to such work.

74. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement prior to final approval.

75. No encroachment into the City right-of-way from private property will be allowed.

76. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

Grading and Drainage

77. The Grading and Drainage Plan must include standard City of El Monte NPDES and Grading and Drainage Notes and be prepared in accordance with the City of El Monte Grading Manual.

78. Soils Report. A preliminary soils report prepared in accordance with the city's grading ordinance shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the proposed development.

79. A Hydrology Study Report, based on a 50-year frequency design storm for Capitol Facilities and a 25-year frequency design storm for all other instances as dictated by the LA County DPW 2006 Hydrology Manual, must be submitted to the Engineering Division. The study must provide hydraulic calculations based on the given area and the ability of the proposed/existing storm drain infrastructure to receive and support the allotted drainage runoff. Drainage calculations shall adhere to City of El Monte standards, NPDES, and environmental regulations and requirements.

80. Historical drainage patterns from adjacent lands to the property shall be identified and maintained. The Project shall accept and include in the drainage design any current drainage from adjacent land.

81. Trash Enclosures must comply with Planning Department requirements, have a solid cover, and be designed to contain fluids from the temporarily stored solid wastes, and fitted with a drain that connects to the Sewer.

82. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide NPDES Permit.

83. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175 and City of El Monte Ordinance No. 2840 This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012 and the City Ordinance was passed and adopted June 10, 2014. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak

flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.

i. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system, or
ii. Comply with requirements for Non-Designated Project (See County of Los Angeles Public Works Department Low Impact Development Standards Manual – February 2014)

Sewer

84. Project Applicant / Civil Engineer shall show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
    a. Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the main sewer line and at property line.
    b. Project Applicant must obtain Will Serve Letter from County Sanitations District of Los Angeles County in customary form prior to issuance of a grading permit for the Project.

85. The applicant shall install a grease interceptor, apply for a FOG (fats, oils, and grease) wastewater discharge permit, and pay all applicable fees to the Public Works Department prior to commencing discharge of wastewater to the sewer system.

86. As-built drawings (electronic copy) of the newly constructed storm drain / sewer service lateral / sewer mainline shall be submitted to the City prior to being issued a Certificate of Occupancy. (For City-owned/maintained storm drain/sewer services).

Water

87. It is the Project Applicants' responsibility to contact the Water Purveyor (**San Gabriel Valley Water Company)** to obtain approval of service and that the purveyor has adequate water to provide such service. A Will Serve letter from the **San Gabriel Valley Water Company** will be required.

88. Provide acceptable analysis to verify sufficient water pressure and flow for:
    a. General conditions
    b. During MID (maximum instantaneous demand) conditions
    c. During fire flow and MID conditions

89. The water supply system serving the development shall be adequately sized to accommodate the total required domestic water and fire flows, in compliance with the **San Gabriel Valley Water Company** and Los Angeles County Fire Department requirements.
    a. Project Applicant / Civil Engineer shall submit water system improvement plans and calculations for the development to the City for review and approval; or

b. Project Applicant / Civil Engineer shall submit copy of all water system improvement plans and calculations required and approved by the **San Gabriel Valley Water Company** for coordination and verification.

90. All existing water services no longer required as part of the Project shall be abandoned at the mainline.

91. Relocate existing water meter out of existing drive approaches.

Overhead Utilities

92. Project Applicant shall underground any existing overhead utilities that are to serve the property in accordance with EMMC Chapter 16.28.110. The final scope and design of the undergrounding of these overhead facilities is subject to SCE and other relevant utility provider approval.

93. Any utility poles conflicting with the proposed improvements shall be relocated at the expense of the Project Applicant.

Parking Lot and Driveways

94. All parking lots and driveways shall be surfaced with asphaltic concrete to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with Portland Cement concrete with a minimum thickness of five (5) inches over a three (3) inch aggregate base. After review of the probable vehicular traffic and the soils report for the project, additional material may be required at the discretion of the City Engineer (EMMC 17.08.030) and/or in accordance with recommendations of the Geotechnical Engineer.

95. All drive approaches shall be ADA compliant. Insufficient width in the parkway will require Project Applicant to dedicate an easement at each drive approach to the City to accommodate a compliant drive approach.

Street and Traffic

96. All Streets fronting property shall be improved to meet current General Plan requirements for Right of Way and Roadway. Use Geotechnical Engineer's Report and APWA standard plans and specifications for roadway improvements. Prepare offsite improvement plans as necessary and provide an engineer's estimate for all public improvements. All offsite improvements shall be in complete compliance with the Americans with Disabilities Act (ADA).

97. Driveway approaches along Valley Boulevard and Mountain View Avenue shall be reconstructed to be ADA compliant.

98. The curb ramp at the northwest corner of Valley Boulevard and Mountain View Avenue shall be reconstructed to be ADA compliant

99. Traffic control plans must be signed by a licensed State of California Traffic Engineer and submitted for review and approval prior to issuance of encroachments for work in the public right-of-way.

100. Public improvements will be generated on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths will be determined by the Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.

101. Repair, remove, and replace deficient and/or damaged sidewalk and standard curb & gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications

102. Remove all existing improvements no longer intended for use (drive approaches, under sidewalk drains, meter boxes, etc.) and replace with new sidewalk and full height curb and gutter as required. Use APWA standard plans and specifications.

103. Project Applicant shall remove all existing curb paint and replace in kind on all curbs fronting the proposed development.

104. The driveway exiting on Valley Boulevard shall be restricted to right-turn-only. Signage with right-turn-only with right turn arrow shall be installed at drive-thru exit onto Valley Boulevard.

105. Truck deliveries shall be limited to after peak hours.

106. Provide a contingency plan to move queues along if the stacked vehicles exceed the drive-thru capacity to the City for review and approval prior to issuance of a Certificate of Occupancy.

107. Development impacting the surrounding roadway system must take into account and mitigate the additional traffic volumes and the altering of existing traffic patterns. In addition to designing appropriate access for the proposed development, planners and developers must strive to maintain a satisfactory transportation level of service and safety for all roadway users. Traffic mitigation concerns will take into account the recommendations of the approved traffic impact study as performed by a State of CA licensed traffic engineer.

108. Enter into a public improvement agreement with the City and post a Faithfull Performance bond and a Labor and Materials Bond in the amount of 150% of the estimated cost to cover the construction of the proposed offsite improvements. A Warranty Bond shall be provided in the amount of 100% of the cost of the estimated improvements and shall be in effect for one year after the date of acceptance of the

project improvements. Alternate security or Cash deposits will be accepted in lieu of the required bonding. Refer to Sections 16.32.030, 16.32.040, and 16.32.045 of the EMMC.

TRANSPORTATION DIVISION

109. The final location of the driveway along Valley Boulevard shall be reviewed and approved by the Transportation Division prior to obtaining permits from the Building Division.

FIRE DEPARTMENT

110. The Applicant shall ensure compliance with the Los Angeles County Fire Department (LACFD) requirements. The LACFD may require other information or may impose additional conditions and requirements as deemed necessary. Fire Department approval for the project is required prior to the issuance of Building permits.

SECTION 5 – PLANNING COMMISSION APPROVAL. The Secretary of the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the Applicant.

_____
Rafael Gonzalez, Chairperson

ATTEST:

_____
Sandra Elias, Secretary to
the Planning Commission

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

I, Sandra Elias, Secretary to the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3674 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on August 27, 2024, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Sandra Elias, Secretary to the Planning Commission

SOUTH ELEVATION 1/4″=1′-0″

WEST ELEVATION 1/4″=1′-0″

EAST ELEVATION 1/4″=1′-0″

NORTH ELEVATION 1/4″=1′-0″

MATERIAL LEGEND:

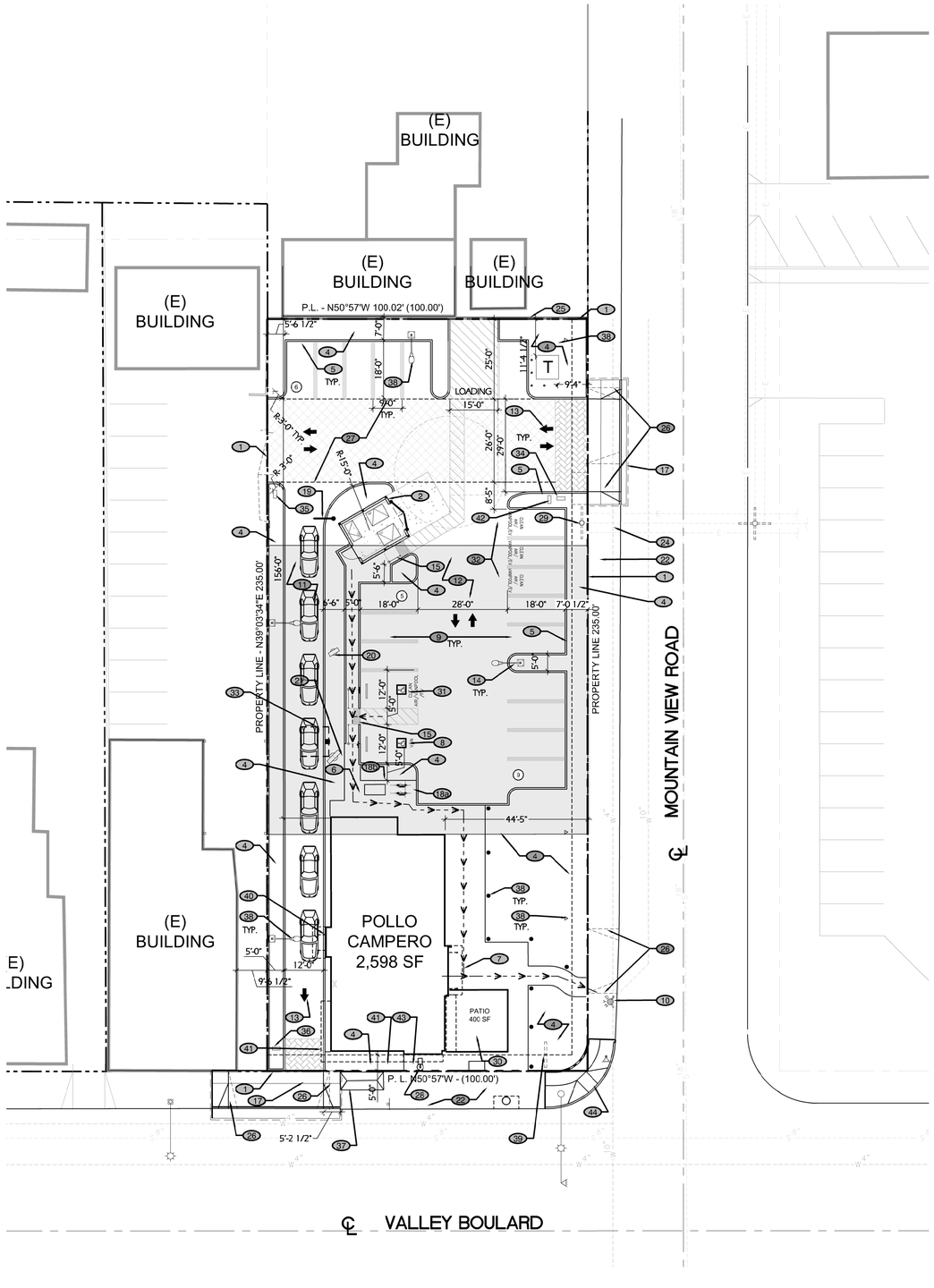
SHERWIN WILLIAM SW6885 KNOCKOUT ORANGE	SHERWIN WILLIAM SW2586 FAIRFAX BROWN	SHERWIN WILLIAM SW9110 MALABAR	DALTILE EVO2 LIGHT
PAC-CLAD ANODIC CLEAR	NICHIHA VINTAGEWOOD BARK	SHERWIN WILLIAM SW6705 HIGH STRUNG	

PM DESIGN
Architectural Solutions Group

Pollo Campero

11863 Valley Boulevard - El Monte, CA 91732

3.20.24



KEYNOTES

1	EXIST. PROPERTY LINE.
2	CMU WALL TRASH ENCLOSURE WITH METAL GATES.
3	(E) UTILITY CABINET.
4	LANDSCAPE AREA W/ /IRRIGATION & PLANTING.
5	6" CONCRETE CURB.
6	CONCRETE SIDEWALK OR SLAB.
7	ACCESSIBLE PATH OF TRAVEL MAX 5% SLOPE IN DIRECTION OF TRAVEL & MAX. 2% CROSS SLOPE TO ACCESSIBLE PARKING & PUBLIC WAY.
8	VAN ACCESSIBLE PARKING STALL.
9	STANDARD PARKING STALL.
10	(E) FIRE HYDRANT.
11	CONCRETE DRIVE THRU LANE.
12	ASPHALT PARKING LOT PAVING AND PAVEMENT MARKING AS OCCURS.
13	PAINTED DIRECTIONAL ARROWS.
14	LIGHT POLE.
15	CURB RAMP WITH DETECTABLE WARNING SURFACE W/ TRUNCATED DOMES.
16	MONUMENT SIGN PROVIDED BY SIGNAGE VENDOR,
17	NEW DRIVE WAY PER CIVIL DRAWINGS.
18	a) BIKE RACK FOR (2) BICYCLES; SHORT TERM PARKING b) BIKE RACK FOR (2) BICYCLES- LONG TERM PARKING
19	CLEARANCE BAR PROVIDED BY SIGNAGE VENDOR, FOOTING PROVIDED BY G.C..
20	PREVIEW MENU BOARD. PROVIDED BY OWNER, FOOTING PROVIDED BY G.C..
21	MENU BOARD PROVIDED BY OWNER, FOOTING PROVIDED BY G.C..
22	(E) SIDE WALK
23	(E) FENCE TO BE REMOVED.
24	(E) UTILITY CABINET
25	REMOVE (E) FENCE & REPLACE WITH 6' HT CMU DECORATIVE WALL WITH A STEP DOWN TO 4' IN THE SETBACK AREA. RE:13/A0.2
26	(E) DRIVEWAY TO BE REMOVED.
27	(E) VEHICULAR ACCESS EASEMENT.
28	(E) POWER POLE TO BE REMOVED.
29	(E) POWER POLE.
30	CONCRETE PATIO WITH FIXED TABLES AND UMBRELLAS
31	EV VAN ACCESSIBLE PARKING STALL.
32	DESIGNATED PARKING FOR CLEAN AIR VEHICLES.
33	CANOPY OVER MENU BOARD
34	DRIVE THRU DIRECTION SIGN, PROVIDED BY OWNER, FOOTING BY G.C.
35	DRIVE THRU ENTRY SIGN, PROVIDED BY OWNER, FOOTING BY G.C.
36	DRIVE THRU EXIT SIGN, PROVIDED BY OWNER, FOOTING BY G.C.
37	(E) BUS BENCH, TO REMAIN.
38	SITE POLE LIGHT, ILLUMINATED BOLLARD, AND UPLIGHT SEE LEGEND BELOW
39	(E) SITE PYLON SIGN, TO BE REFACED.
40	DRIVE THRU WINDOW WITH METAL AWNING
41	METAL AWNING SEE FLOOR PLAN AND ELEVATIONS
42	RIGHT TURN ONLY SIGN PER TRAFFIC ENGINEERS RECOMMENDATIONS
43	MAX AWNING/CANOPY PROJECTIONS TO BE 2' IN SETBACKS
44	REMOVE AND REPLACE EXISTING CURB RAMP. SEE CIVIL DWGS.

PARKING CALCULATIONS

SITE - PARKING REQUIRED:
RESTAURANT DRIVE-THRU
RATIO: 1/150

- 2,598SF BLDG. /150= 18 STALLS REQUIRED
- OUTDOOR SEATING: 1 SPACES REQUIRED FOR 400 SQ. FT
- ADA PARKING FOR 1-25 PARKING STALLS = 1 ADA PARKING STALL REQUIRED, PER 2022 CBC.
- EV CAPABLE SPACES FOR 10-25 PARKING SPACES = 4 EV SPACES REQUIRED PER 2022 GREEN BUILDING STANDARDS(INCLUDES THE VAN ACCESSIBLE EV STALL)
- ADA/VAN ACCESSIBLE PARKING FOR 5-25 EV STALLS= 1 ADA/ VAN ACCESSIBLE REQUIRED, PER 2022 CBC

TOTAL PARKING REQUIRED= 19 STALLS
TOTAL PARKING PROVIDED = 20 STALLS (INCLUDING 2 HC & 4 EV)
LOADING REQUIRED AND PROVIDED = 1 SPACE

SPECIFICATIONS

LONG TERM BIKE PARKING: CYCLESAFE BIKE LOCKER STANDARD MODEL, 2 BIKE CAPACITY (SM-M02)

SHORT TERM BIKE PARKING: ORION, 2 BIKE CAPACITY (ORNS-2-SF-G)

OUTDOOR SEATING: BELSON OUTDOORS POLISHED TERRAZZO ROUND PICNIC TABLES

PROJECT SCOPE OF WORK

DEMOLITION OF EXISTING BUILDING AND PARKING LOT, MODIFICATION OF EXISTING DRIVEWAY ENTRANCES NEW GROUND UP BUILDING WITH DRIVE THRU' WITH PATIO, NEW PARKING LOT, STRIPPING, SITE LIGHTING, & TRASH ENCLOSURE

SITE LIGHTING SPECS

SITE LIGHT: LSI INDUSTRIES - SLM-LED-24L-SIL-FT-50-IL-70CRI MOUNTED AT 20'

PIPE BOLLARD: LSI INDUSTRIES - CBR8-2L-30 3' HIGH

LANDSCPE UPLIGHT: FX LUMINARE PB

SITE DATA

CLIENT:	POLLO CAMPERO OF CA., LLC 12404 PARK CENTRAL DR. #250N DALLAS, TX 75251
PROJECT ADDRESS:	11863 VALLEY BLVD. EL MONTE, CA
JURISDICTION:	CITY OF EL MONTE
APN:	8565-013-005
ZONING:	C-3 (GENERAL COMMERCIAL)
SITE AREA:	+/- 23,582 SF (0.54 ACRES)
SITE COVERAGE:	±11%
FAR	0.11

SETBACKS:
- FRONT : 5'-0"
- EAST SIDE : 5'-0"
- REAR: 25'-0"

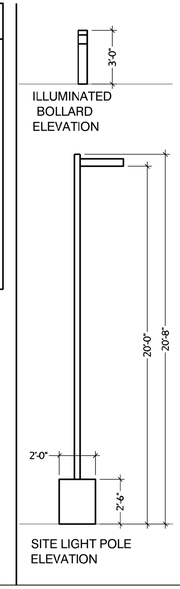
LANDSCAPE % = 5,997 SF OF LANDSCAPE FOR ±25.4 % OF TOTAL SITE AREA.

BUILDING DATA

TOTAL SITE AREA:	±0.54 ACRES
BUILDING AREA:	2,598 S.F. 500 S.F. MAX PATIO
STORIES:	(1)
BUILDING HEIGHT:	25'-0" (45' MAX. ALLOWED)
USE:	A-2 RESTAURANT DRIVE-THRU
CONST. TYPE:	V-B

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL:
  - 48" MIN. CLEAR WIDTH PATH OF TRAVEL
  - 5% MAX. SLOPE
  - 2% MAX CROSS SLOPE
- ACCESSIBLE PARKING
- SITE LIGHTING 20' HIGH (SEE PHOTOMETRICS FOR CUT SHEET)
- 3' HIGH PIPE BOLLARD LANDSCPE UPLIGHT - SEE LANDSCAPE PLANS FOR CUT SHEET
- LANDSCAPE
- (E) FIRE HYDRANT
- (E) BUILDING TO BE DEMOLISHED



SHEET INDEX

• ARCHITECTURAL		
	AS1.0	SITE PLAN
	A0.2	TRASH ENCLOSURE DETAILS
	A0.3	SITE SPECIFICATION
	A1.0	FLOOR PLAN
	A1.5	EQUIPMENT PLANS
	A1.6	FLOOR PLAN (FOOD SERVICE)
	A2.0	EXTERIOR ELEVATIONS
	A2.1	EXTERIOR ELEVATIONS
	A2.2	STREETSCAPE
	A4.0	BUILDING SECTIONS
	A7.1	WINDOW & DOOR SCHEDULES
• LANDSCAPE		
	L1	PRELIMINARY LANDSCAPE PLAN
	L2	PLANT PALETTE
	L3	TREE SURVEY/SITE PLAN
	L4	PRELIMINARY IRRIGATION PLAN
• CIVIL		
	C1.30	GRADING PLAN
	C1.50	UTILITY PLAN
	EXHB-1	EXHIBIT
• MISCELLANEOUS		
	1 OF 1	PHOTOMETRIC
	1 OF 2	TOPOGRAPHIC SURVEY
	2 OF 2	TOPOGRAPHIC SURVEY

PRELIMINARY SITE PLAN | SCALE: 1"=20' | 1

CONSULTANT:

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:

Pollo Campero
R143

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

ISSUE FOR DESCRIPTION:

PLANNING SUBMITTAL

ISSUE DATE:

03/12/2024

REVISIONS:

NO.	DESCRIPTION	DATE
	INITIAL PLAN REVIEW	2/14/2023
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	2ND PLANNING SUBMITTAL	11/15/2023
	3RD PLANNING SUBMITTAL	01/22/2023
	4TH PLANNING SUBMITTAL	03/12/2024

PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

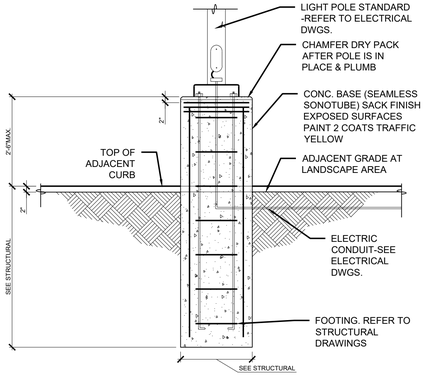
PROJECT NUMBER: PCC22004.0

SHEET TITLE:

PRELIMINARY SITE PLAN

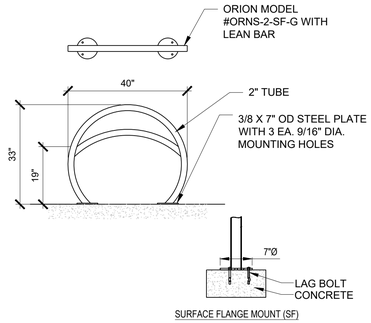
SHEET NUMBER:

AS1.0



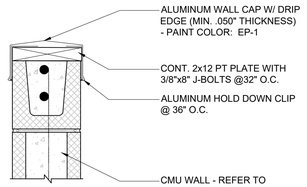
LIGHT POLE BASE DETAIL

SCALE 1/2"=1'-0" | 14



BIKE RACK DETAIL

SCALE 1/2"=1'-0" | 10

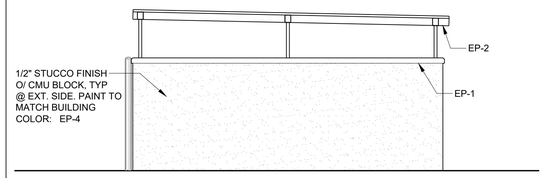


TRASH ENCLOSURE WALL DETAIL

SCALE 1 1/2" = 1'0" | 7

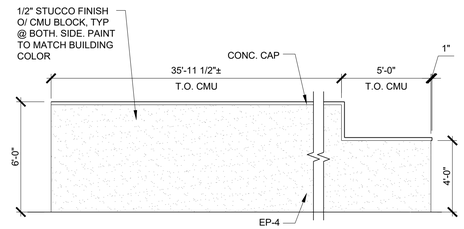
FINISH SCHEDULE

	EXTERIOR PAINT	
EP-1	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 6885 KNOCKOUT ORANGE, EGGSHELL NOTES: PRIME AND 2 FINISH COATS	
EP-2	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 2856 FAIRFAX BROWN NOTES: PRIME AND 2 FINISH COATS	
EP-4	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 9110 MALABAR NOTES: PRIME AND 2 FINISH COATS	



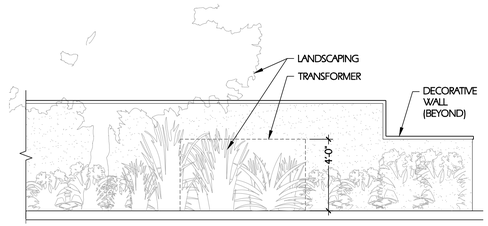
NORTH ELEVATION

SCALE 1/4" =1'-0" | 3



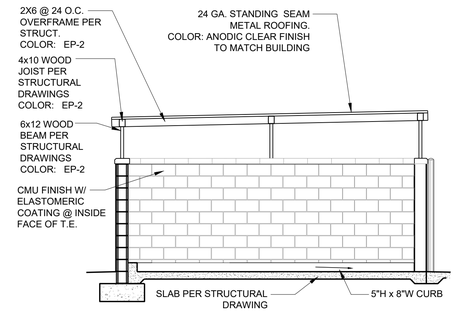
DECORATIVE WALL

SCALE 1/4" = 1'-0" | 13



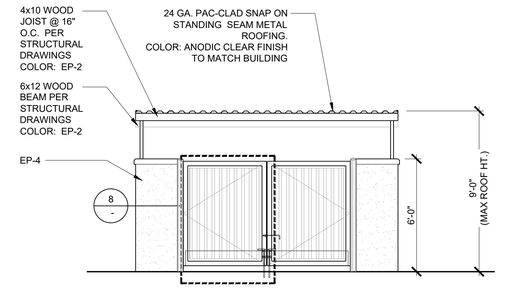
TRANSFORMER ELEVATION

SCALE 1/4" = 1'0" | 9



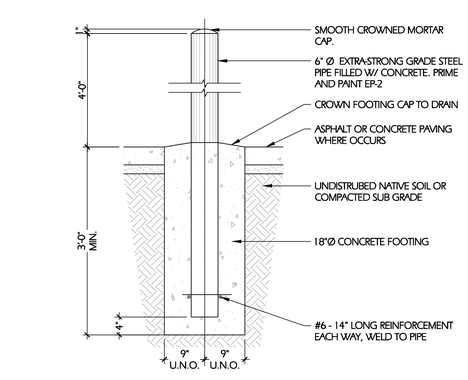
TRASH ENCLOSURE SECTION

SCALE 1/4" =1'-0" | 6



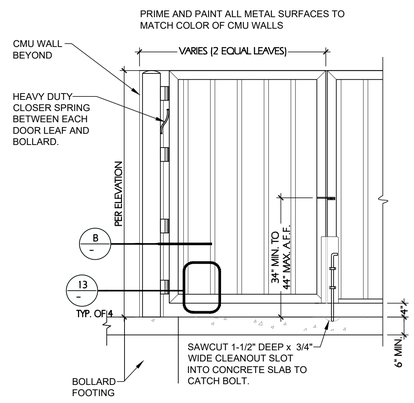
EAST ELEVATION

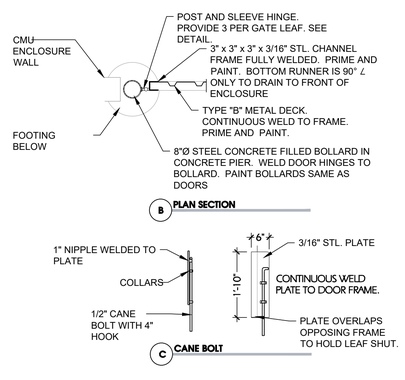
SCALE 1/4" =1'-0" | 2



TRAFFIC BOLLARD

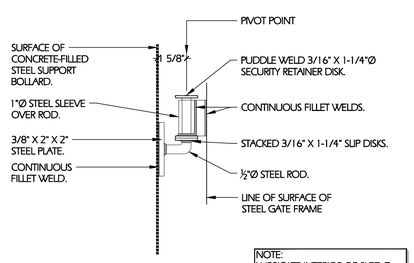
SCALE 3/4"=1'-0" | 12





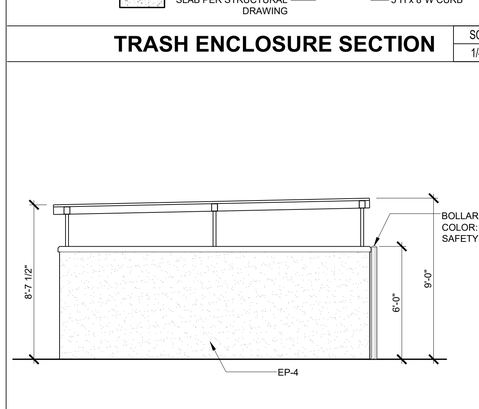
TRASH ENCLOSURE GATE

SCALE 1/4" =1'-0" | 8



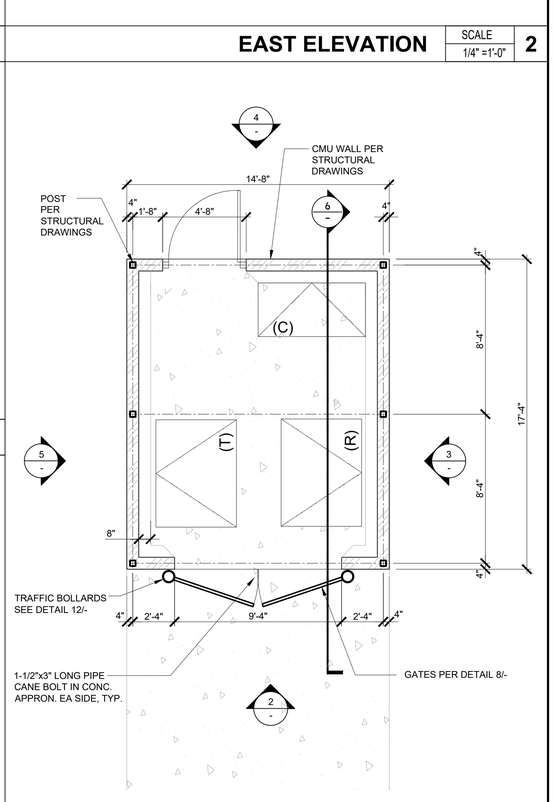
GATE HINGE

SCALE 3" = 1'-0" | 11



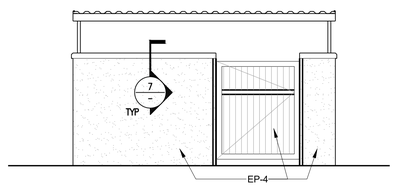
SOUTH ELEVATION

SCALE 1 1/2" = 1'0" | 5



TRASH ENCLOSURE PLAN

SCALE 1/4" =1'-0" | 1



WEST ELEVATION

SCALE 1/4" =1'-0" | 4

CONSULTANT:

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:

Pollo Campero

PROJECT ADDRESS:

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EL MONTE, CA 91732

ISSUE FOR DESCRIPTION:

PLANNING SUBMITTAL

ISSUE DATE:

11/15/2023

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	3RD PLANNING SUBMITTAL	01/22/2023

PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

PROJECT NUMBER: PCC22004.0

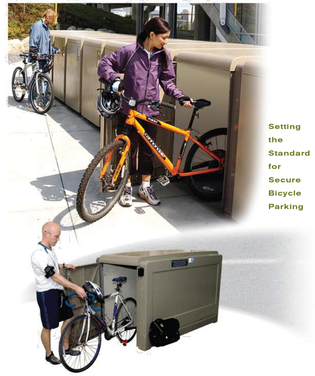
SHEET TITLE:

TRASH ENCLOSURE DETAILS

SHEET NUMBER:

A0.2

CYCLESAFE BICYCLE LOCKER SYSTEMS
PROPARK® SERIES



Setting the Standard for Secure Bicycle Parking

CycleSafe
SECURE BICYCLE PARKING

What is a CycleSafe Bicycle Locker?

A bicycle locker is like a garage for your bicycle. Bicycle lockers provide excellent, secure bicycle parking by providing protection from theft, vandalism and inclement weather. The lockers are designed to accommodate one bicycle per door along with gear such as panniers, lights, helmets, etc.

CycleSafe creates long lasting products with high quality materials that support sustainable solutions, manufactured to ISO 9001/14000 quality and environmental standards. Products that last longer enable society to conserve resources with a lower impact on the environment with energy efficiencies and raw material management.

Users receive one key that opens one locker. Each locker has a unique lock and key to provide maximum security. Key duplication is restricted to authorized users only.

Keyless bicycle parking is available with CycleSafe Smartloc™ Wireless System. This innovative technology allows wireless management of multiple lockers with existing proximity card or keypad access.

Cyclists reserve a locker with a rental application for long or short term use from your local Bike Parking Administrator. Locker management recommendations with sample rental agreements, marketing programs and database management are available to implement your program.

CycleSafe enhances communities with green building products to provide peace of mind for the cyclist and the owner.

Space efficient bike lockers are angular compartments to back a bike into a pie shaped stall accessed by an individual locked door.

Fitting all standard bicycles, dimensions are 4' (1.2m) high X 6' 6" (2.0m) deep X 3' 3" (0.9m) wide. Double-Tier units increase capacity with a reduced footprint.

About CycleSafe, Inc.

CycleSafe is the #1 choice of cyclists and facility managers worldwide.

CycleSafe serves planners for transit, education, corporate, government, and healthcare facilities by providing bicycle parking solutions with the best in quality, innovation, and reliability. Our products help achieve healthy and sustainable communities and increase employee productivity, recruitment, and retention.

Founded over 35 years ago, CycleSafe has locker installations in many international locations including the United States, Japan, Canada, Ireland, Scotland, England, The Netherlands, and France still in use. Our high manufacturing quality standards and engineered materials make our lockers the top choice of facility planners worldwide.

CycleSafe supports several organizations that promote bicycle advocacy and alternative transportation. We're committed to being an active participant in creating a safer, healthier environment and society.

Sponsors of:

US Green Building Council · Bikes Belong Coalition · Safe Routes to School · Association for Commuter Transportation · Association of Pedestrian and Bicyclist Professionals · League of American Bicyclists · peopleforbikes.org People for Bikes

Versatile System Solutions

The bicycle locker pioneer, CycleSafe lockers are engineered with high strength poly-resin composites with the high impact resistance of structural steel. The benchmark in secure bicycle parking, CycleSafe offers the most secure, versatile and cost effective bicycle locker to outperform and outlast the competition.

Our quality manufacturing standards produce a rigid structure that ships knocked down in kit form for ease of assembly for reduced freight, or pre-assembled and shipped upon request.

Product Overview

The ProPark® series by CycleSafe is a modular, interlocking locker system that stores bikes and gear in a weatherproof, fire-retardant, vandal-deterrent structure.

A standard unit has a door on each side with a diagonal interior partition, creating two triangular stalls to stow bikes horizontally with handlebars near the door. This modular system can be configured to meet any site's specifications, designed to be flexible to accommodate future expansion. Models and features may include:

- Single-Sided Access (limited access)
- Double-Sided Access (standard model)
- CycleSafe Electronic Access Door (long term/short term keyless entry)
- Double-Tier Locker (high capacity)
- Display Side Panels (marketing and communications)
- Storage Bins (cyclists gear)

Setting the Standard for Secure Bicycle Parking

- Awarded the first bicycle storage patent issued in the U.S.
- Industry's most durable locker, with a 30-plus year proven product life
- Selected by more North American transit agencies, corporations, and institutions than any other cycle storage unit
- Five-year limited warranty
- Manufactured to ISO 9001 and 14000 international quality
- Contributes to LEED certification
- Made in the USA

At a transit hub, on campus, or at the office, CycleSafe lockers promote community health and fitness.

Know the CycleSafe Difference

"I've had years of experience with five or six other bike locker brands, and CycleSafe provides the best quality!"
Angela Rae,
Trip Reduction Administrator,
Apple Computer

CycleSafe takes pride in engineering products for the best performance–both for the locker owner and for the cyclist.

Security

- **Unmatched durability.** CycleSafe ProPark® series lockers are made of high-density polyester SMC (sheet molding compound) with long glass fiber reinforcement. This impact-resistant, flame-retardant composite material will not crack, dent, warp, corrode, or sustain UV degradation. With more than 70 percent mineral content, our proprietary composite is one of the strongest structural materials available and the most durable composite used in the locker industry. Hardware is also selected for quality, with all exposed metal made of stainless steel.
- **Secure design.** The patented interlocking design incorporates structural features that make it secure against pry bars, knives, weather, and fire–problems that often plague other bike storage products.
- **Superior locks.** The standard lock is a pop-out T-handle mechanism with an Abloy® high-security locking cylinder–one of the best exterior locksets on the market. Abloy locks use a key-control system that prohibits key copying except through a certified service center. (Other brands available upon request only)

Versatility

- **Appearance.** Clean lines, neutral colors, and custom design options and finishes make CycleSafe lockers compatible with any architectural setting.
- **Space.** Efficient interior space of only 10 sq. ft. per locker accommodates even large bikes, scooters, or personal mobility transporters. Promotes site sustainability – as many as 20 bikes can be stored in the area of a single parking space using our double tiered system.
- **Options.** A wide variety of configuration, lock, and accessory options provide solutions for any site.
- **For the future.** Modular system flexibility allows for future relocation, expansion, or upgrade. Double your capacity by adding a double tier or upgrade to electronic access.

Beyond conventional materials, thermoset composites unique properties are engineered for demanding applications.

Lowest Lifecycle Cost

- **Durable.** While other bike lockers warp, crack, rust, fade, and sag, our industrial-grade lockers look and perform like new after decades of use.
- **Flame-resistant.** Some lockers on the market go up in flames when ignited; ours are rated self-extinguishing. A very important feature to know that even an isolated fire will not travel to surrounding lockers.
- **Low-maintenance.** Maintenance is as simple as an occasional cleaning, and our coating has graffiti-resistant properties to allow for easy removal and restoration to original finish.
- **Smart investment/Cost sharing Programs.** Leverage your return on investment in CycleSafe through locker rental, leasing programs and advertising on display end panels.

Contact CycleSafe for specifications and certifications on our engineered products.

CycleSafe Systems are selected by more Agencies and Companies worldwide than any other bicycle storage unit.

Engineering /Architectural / Contracting
Adolfson & Peterson Construction
Austin Tao & Associates
Hilderman Thomas Frank & Cram
Peter A. Basle Sons Inc.
Johnson Mirmiran & Thompson

Education/Universities
Ellisville State School
UC Santa Barbara
University of Vermont
University of Michigan
Oregon Health and Science University
University of Oregon
McMaster University
California State University
Edinburgh University (UK)
Rutgers University
Sacramento State University
San Francisco State University
Stanford University
State University of New York
University of Minnesota
University of San Francisco
University of Washington
University of Wisconsin

Corporate
Lockheed Martin
Marriott Camso
WSI
Rockville Town Square
Salt River Project
Victoria Airport Authority
Eaton Corporation
Hines Corporation
2000 Tower Oaks Development
Rockville Town Square
Apple Computer
Bayer Corporation
GlaxoSmithKline
Hewlett Packard
IBM Corp.
Intel
Merck & Co.
Siemens

Government/Municipal
U.S. Dept. of Energy
U.S. Environmental Protection Agency
U.S. Air Force, Army, Navy
City of Phoenix
City of Indianapolis – Bikeport LLC
Mid-America Regional Council
Missoula In Motion
City of Toronto
Cincinnati Police Department
City of Upland
Dakota County
City of Grand Rapids
CID Corry Station
OKI Regional Council of Governments
Regional Municipality of Waterloo
City of Blue Springs
City of Amsterdam (NL)
City of San Francisco

Transit
Vancouver Translink
Pierce Transit
King County Metro
Washington Metro Area Transit Agency
New Jersey Transit
Glendale, AZ Park and Ride Facility
Sound Transit
Chicago Area METRA
LA County METROLINK
Minnesota Rideshare
Seattle Metro Transit Authority
State of Connecticut DOT
State of Maryland DOT
Surrey County Council (UK)

Medical/Healthcare/Fitness
National Institute of Fitness
BikePort LLC
Northwestern Memorial Hospital
VA Medical Hospital – San Francisco
South Central Foundation Health Care Organization
Palomar Pomerado Health
Barnsley General Hospital (UK)
BJC Health Center, St. Louis
Blackpool Victoria Hospital (UK)
Montreal General Hospital
Nottingham City Hospital (UK)
San Francisco General Hospital
Stanford Medical Hospital

Property Management
MCS Development
Oakhurst Capital Partners
Doris B. Kenyon Company
McKinley Properties
Cousins Properties
Standard Pacific Homes
AMLI Residentia

Structural Options

Standard Model SM/M02
2 Bike Capacity

Standard Model SM/M10
10 Bike Capacity

Since facility needs and requirements vary, CycleSafe offers a full range of models, upgrades, and accessories for our locker system.

Standard Model (SM)

The industry standard for bicycle commuters, this system accommodates two bicycles, one per door. This Standard model is the basis for all the CycleSafe models and supports the Security and Quality claims. Units are modular and may be expanded or upgraded to accommodate site or program requirements.

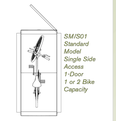
Door-View Model (DV)

The Door View model provides managers the ability to monitor locker contents or usage without allowing a full public view. It features a framed 11" x 11" polycarbonate window in the door.

DV/M02

Side-View Model (SV)

The end panels on the Side View model have weatherproof, shatterproof polycarbonate inserts 23" x 60" that make the locker contents instantly visible for security purposes – and for locating an available locker. A polycarbonate interior partition allows a clear view through a row of lockers. Perforated metal or other architectural materials may be specified.



SM/S01
Standard Model
Single Side Access
1-Door
1 or 2 Bike Capacity

SV/M02

View-Thru Model (VT)

This model offers full view thru, combining a window in the door, end panels and interior partitions to allow full public view of contents and locker availability. Polycarbonate is the standard material for viewing, perforated metal inserts can be substituted for minimizing visibility.

VT/M02

Double-Tier Model (DT)

The Double Tier model offers maximum space efficiency to double the bike parking capacity by stacking a second locker on top of a lower locker. Similar to lifting a bike on a car roof rack, twice as many lockers can be added without increasing the footprint. The lock mechanism is located at the base of the upper door for easy access. A door check holdback mechanism props the door open for ease of entry. A retrofit kit is available to add double tier units to existing locations. Double Tier units measure approximately 10'1" in height, and can be specified with Door View windows.

SM/M02
Standard
Model
Double Side
Access
2-Door
2 Bike
Capacity

DT/M04

Single-Side Access Option

If your site plan requires lockers to be placed against a wall due to limited space, choose the Single Sided Access option. Each locker provides parking for one or two bikes, with a fixed rear panel with no interior partition. This model can also be specified with or without windows for viewing contents or locker availability. See chart on page 11 for ordering details.

SM/S01
Single-Sided Access Option

Display Panel Options

CycleSafe's display end panels give users unlimited options for integrated communications or architectural enhancements.

- **Communications:** The recessed portion of the end panel (24" x 60") allows you to incorporate promotional messages, including custom logos and transit maps, or to sell revenue-generating ad space. Our most popular design incorporates an aluminum poster grip frame, making it easier to interchange promotional formats. Other display formats include adhesive labels, backlit panels, and programmable LED displays.

SM/M06 with Wayfinding panel

SM/M08 with Promotional panel

Interior Partition Options

The standard interior partition is made of OSB, an engineered wood product, sealed and painted to compliment the exterior color scheme. Other available options include white UL grade composite, coated, stainless, perforated metals, or clear polycarbonate.

Interior partition

Smartloc™ CycleSafe Keyless Access

This CycleSafe Smartloc design provides cyclists user access to lockers with a plethora of benefits.

Smartloc Electronic Access facility manager Benefits:

- Administrative monitoring & reporting
- Revenue generating via hourly, daily, or even monthly use rentals.
- Further revenue opportunities through bike or personal mobility device rentals.
- Automated credit/debit card billing directly to the end user.
- Increased locker occupancy rates by enabling multi-user access to each locker.
- Identify and track users through online membership database.
- Eliminates need for management of door key distribution and locker assignment.

Smartloc Electronic Access end user Benefits:

- Keyless access, on demand use.
- Safe secure and flexible program for parking bikes.
- 24/7 online availability and reservation capabilities.
- Unique key code combinations for each access event.
- Convenient & inexpensive means to protect your valuable bicycle transportation.

For further information contact info@cyclesafe.com or your local representative for details.

"Without hesitation we recommend CycleSafe as the best bike locker on the market."
Michael Williams,
Manager of Transportation Systems, University of Washington

Lock Options

CycleSafe offers a full line of locking options to fulfill your locker access control & key management needs. Solutions include:

#10605 Standard T-Handle removable plug lock to Abloy® Exec Series Maximum Security vending cylinder lockset (UL 437 rated) with factory restricted keys, w/3 keys provided, keyed different. Disc tumbler cylinder contains few moving parts and offers picking and environmental resistance. The steel bolt provides maximum resistance against attack by pulling. Nickelsilver key with heavy duty polymer key bow.

#10607 Upgrade T-handle removable plug lock to Abloy® Exec Series cylinder w/Masterkeying. Abloy's® unique rotating disk locking mechanism provides master-keyed possibilities and superior resistance to corrosion, manipulation and attack.

#19536/19535 Compx® vending type Pop-out heavy duty T-handle w/chrome finish and 7 pin tubular Chicago Ace II removable lock cylinder, brass w/chrome finish w/2 keys, available keyed different. Quality at affordable price.

#11680 Exterior mount GE Key Safe Box: Stores keys for short term on-demand use with programmable coded access per door.

#10651 Velkey, Hanging File to Index Keys

Data Management Program

#10792 Exterior Lock Weather Shield – protects lock in high moisture or low temperature environments shown w/door ID plate option

#10720 Padlockable Handle with spring return includes bracket to secure user supplied padlock or bicyclist U-Lock (cyclists or owner to provide lock) to replace T-Handle. Zinc coated/heavy duty construction handle is stainless steel handle upon request. Intended for open- access bicycle lockers.

#15600 Pro-Park Door with Trilogy Lock by Alarm Lock (PDL 61000 with proximity Smart Card (HID) or Pin combination to replace T-Handle. Intended to provide restricted access for allocated use.

Accessories

Outfit your lockers with any number of special features based on site/user demands. Options include:

#10635 Door check/holdback kit for propping door open, allowing unrestricted access

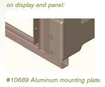
#10790 Coat hook, partition mounted, for hanging personal items ~ (2 double hooks per order)

#10768 Door mounted 4-1/2" x 5" stainless steel louvered vent to reduce heat, mold, mildew in extreme climates.

#19001 - 24" x 60"
#19005 - 44" x 72"
PosterGrip® snap-in aluminum frame for displaying ads, maps, etc. on display and panel:

#10789 Door-mounted storage bin for non-View Thru models only

#15800 Power Center – GFI electrical outlet for charging Electric Bikes or other accessories



#10689 Aluminum mounting plate.
#10755 Interior door brace for asphalt/non-concrete surface

Fastener detail

 # 10670 Floor panel, for SM/02

#10709 Bicycle parking decals

Available by special order

- Solar panel kit for electric bike charging station
- #10020 CycleManager® CD-ROM for locker program administration

Services

At CycleSafe, we complement our world-class products with a range of services to meet our clients' needs.

- **Technical assistance:** Provided at no extra charge by our customer service representatives.
- **Customization:** Custom locker colors, custom design features, integration of customer logo, etc.
- **Delivery:** Via common carrier, palletized and ready to assemble. Units may be delivered fully assembled upon request; freight charges will apply.
- **Installation:** Complete step by step installation manual is provided with all orders. Installation referrals are available in some areas.
- **Consulting:** Site planning and product layout services available for cost efficient maximized bicycle parking upon request.

For more information, call us at 888-950-6531.

Sample Configurations

Model Styles

SM – Standard two door, a free standing and anchored locker allows access from both sides for optimum individual security. (One of our most popular configurations).

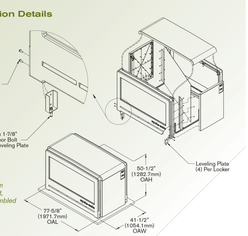
DV – Door-View offers a framed 11" x 11" polycarbonate window in the door to monitor locker contents or usage without a full view of interior.

SV – Side-View provides visibility of the locker contents with a weatherproof and shatter-proof polycarbonate insert 23" x 60" on the end panels with a polycarbonate interior partition to allow a clear view through a row of lockers. Perforated metal can be specified to limit visibility into the lockers.

VT – View-Thru combines both the door view window, side panels and interior partitions to provide full public view of contents and locker availability. Polycarbonate is the standard material for viewing, perforated metal inserts can be substituted for minimizing visibility.

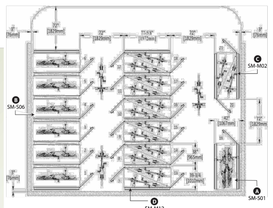
DT – Double-Tier maximizes space efficiency and bike parking capacity placing a second row of lockers on top of a bottom row of lockers with a minimal footprint. A door check holdback kit props the door open for ease of entry. May be specified with single sided access or view thru options.

Installation Details



Shipped in kit form for reduced freight, available preassembled upon request.

CycleSafe ProPark Series Bicycle Locker Layout



CycleSafe ProPark Series Locker Clearance & Capacities

- **A** SM-S01 – *one door access for 1-2 bikes*
- **B** SM-S06 – *one door access for 6 bikes*
- **C** SM-M02 – *two door access for 2 bikes*
- **D** SM-M12 – *two door access for 12 bikes*

Also available:
DT/SM-M04 – double tier 4 door access for 4 bikes (not shown)
DT/SM-S02 – two door single access for 2 bikes (not shown)

SM = Standard Model, Two Door
DV = View Thru Door
SV = Side View
VT = View Thru/Full
DT = Double Tier

All locker systems are 4'2" high x 6'6" deep x length listed in chart below.
S = Single Side Access (1) Door M = Double Side Access (2) Door

Part #	Model & Option Description
SM-S01	Standard Model + (1) Door = (1/2) Bike Capacity
SM-M02	Standard Model + (2) Doors = (2) Bike Capacity
DV-M02	Door-View = (2) Door Access = (2)Bike Capacity
SV-M04	Side-View = (4) Door Access = (4) Bike Capacity
VT-M06	View-Thru = (6) Door Access = (6) Bike Capacity
DT/SM-M08	Double-Tier = (4) Doors = (4) Bike Capacity

Model	Name	Description
SM	Standard	No Windows
DV	Door-View	Windows in Doors
SV	Side-View	Windows in Sides
VT	View-Thru	Windows in Doors & Sides
DT	Double-Tier	Stacked Lockers & Spacers

M02 Locker Dims are 59-1/2" DWH x 72" DOW x 77-5/8" OAL

Part Number	(2) Door Model / Number of Bicycles				Shipping Weight	
	SM	DV	SV	VT	LB	KG
M02	02	02	02	02	450	204
M04	04	04	04	04	760	345
M06	06	06	06	06	1100	498
M08	08	08	08	08	1350	612
M10	10	10	10	10	1740	789
M12	12	12	12	12	1970	894
M14	14	14	14	14	2280	1034
M16	16	16	16	16	2590	1175
M18	18	18	18	18	2900	1315
M20	20	20	20	20	3310	1501
M22	22	22	22	22	3590	1628
M24	24	24	24	24	3870	1755

Part Number	(1) Door Option / Number of Bicycles				Shipping Weight	
	SM	DV	SV	VT	LB	KG
S01	01	01	01	01	393	178
S02	02	02	02	02	646	293
S03	03	03	03	03	949	430
S04	04	04	04	04	1250	567
S05	05	05	05	05	1455	660
S06	06	06	06	06	1628	738
S07	07	07	07	07	1881	853
S08	08	08	08	08	2134	968
S09	09	09	09	09	2387	1083
S10	10	10	10	10	2740	1243
S11	11	11	11	11	2963	1344
S12	12	12	12	12	3186	1445

Part Number	Model	Shipping Weight		Row Length	
	DT/	LB	KG	IN	CM
M04	04	512	414	43	109
M08	08	1544	700	81	206
M12	12	2276	1032	119	302
M16	16	2748	1246	157	399
M20	20	3540	1605	195	495
M24	24	4012	1820	233	592
M28	28	4644	2105	271	688
M32	32	5276	2393	309	785
M36	36	5908	2680	347	881
M40	40	6740	3057	385	978
M44	44	7312	3317	423	1074
M48	48	7884	3576	461	1171

Part Number	Model	Shipping Weight		Row Length	
	DT/	LB	KG	IN	CM
S02	02	798	362	43	109
S04	04	1316	596	81	206
S06	06	1934	877	119	302
S08	08	2552	1157	157	399
S10	10	3170	1437	195	495
S12	12	3328	1510	233	592
S14	14	3946	1745	271	688
S16	16	4364	1980	309	785
S18	18	4982	2114	347	881
S20	20	5600	2540	385	978
S22	22	6058	2748	423	1074
S24	24	6516	2956	461	1171

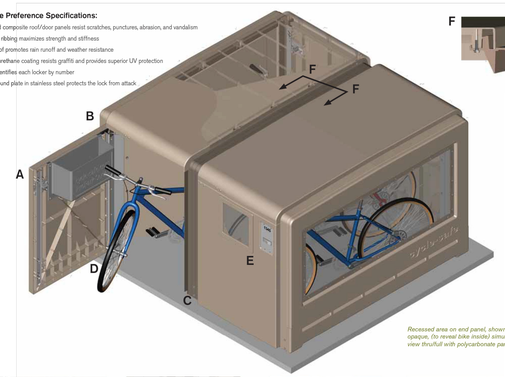
WINNER of an Award of Excellence Society of Plastics Industry

Sustainable Manufacturing

CycleSafe locker components are structurally engineered and compression molded in a 1,000-ton press at 300° F. These advanced composite parts use a closed-emission process that does not emit VOCs. Our product standards are environmentally sustainable. CycleSafe products meet ISO 9000 and 14000 requirements.

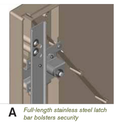
CycleSafe Preference Specifications:

1. Reinforced composite roof/door panels resist scratches, punctures, abrasion, and vandalism
2. Integral 2° ribbing maximizes strength and stiffness
3. Vaulted roof promotes rain runoff and weather resistance
4. Industrial urethane coating resists graffiti and provides superior UV protection
5. ID plate identifies each locker by number
6. Lock surround plate in stainless steel protects the lock from attack

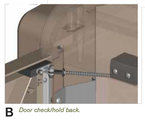


Recessed area on end panel, shown opaque, to reveal bike inside) simulates view thru/full with polycarbonate panel.

Patented, pry resistant, flanged panel edge interlocking design.



A *Full-length stainless steel latch bar bolsters security*



B *Door check/hold back.*

C *Leveling plates anchor to concrete pad (4) C-shim with stainless steel expansion anchor bolts to allow 3" of vertical adjustment.*

D *Concealed piano hinge is full-length for door security.*

E *Framed polycarbonate door window and recessed lock area.*

ABLOY® EXEC High-Security Locks Loaded with Features:

CycleSafe System uses ABLOY® EXEC keyway and maximum security T-handle cylinder. The ABLOY "Pull-Dog" cylinder design has maximum resistance to pulling, over 4,000 lbs. of pull strength. The new ABLOY EXEC disc cylinder allows for user-friendly operation and with millions of combinations per keyway it provides the extensive keying capabilities needed to ensure total key security. The absence of pins and springs ensures both durable and reliable operation, a superior lock design for severe environments. Other lock systems are available.

"We installed 30 CycleSafe lockers nearly 10 years ago. ...They're good as new after all these years."
Brad Wade,
IBM Alamaden Research Center

Complete Parking Solutions

To complete your bicycle parking program, CycleSafe offers a full line of secure bicycle parking products, including lockers, racks and shelters. Our range of materials, technologies and processing knowledge is unmatched in the industry.

CycleSafe Station -
Double Tier Lockers, Cycle Port Shelters, Vertical WallRack

Cycle Port™ Shelter
U/2 Racks

U/2™ Bike Racks

Vintage® Bike Racks

WallRacks™

Bike Check™

Improve your community service and image. Contribute to alternative transportation. Promote healthy lifestyles. Maximize safety and security at your facility. CycleSafe products hold U.S. patents with new patents pending.

CycleSafe
BICYCLE PARKING

P: 616.954.9977 F: 616.954.0290 TF: 888.950.6531
info@cyclesafe.com www.cyclesafe.com

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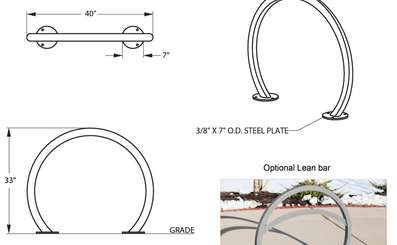
BELSON OUTDOORS

627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # ORNS-2-SF-G — **Dimension Sheet**

ORION™ | 2 BIKES



CONSULTANT:

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:

Pollo CAMPERO

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

ISSUE FOR DESCRIPTION:
PLANNING SUBMITTAL

ISSUE DATE:
11/15/2023

REVISIONS:

NO.	DESCRIPTION	DATE
	INITIAL PLAN REVIEW	2/14/2023
	CUP & DESIGN REVIEW	8/15/2023
	2ND PLANNING SUBMITTAL	11/15/2023

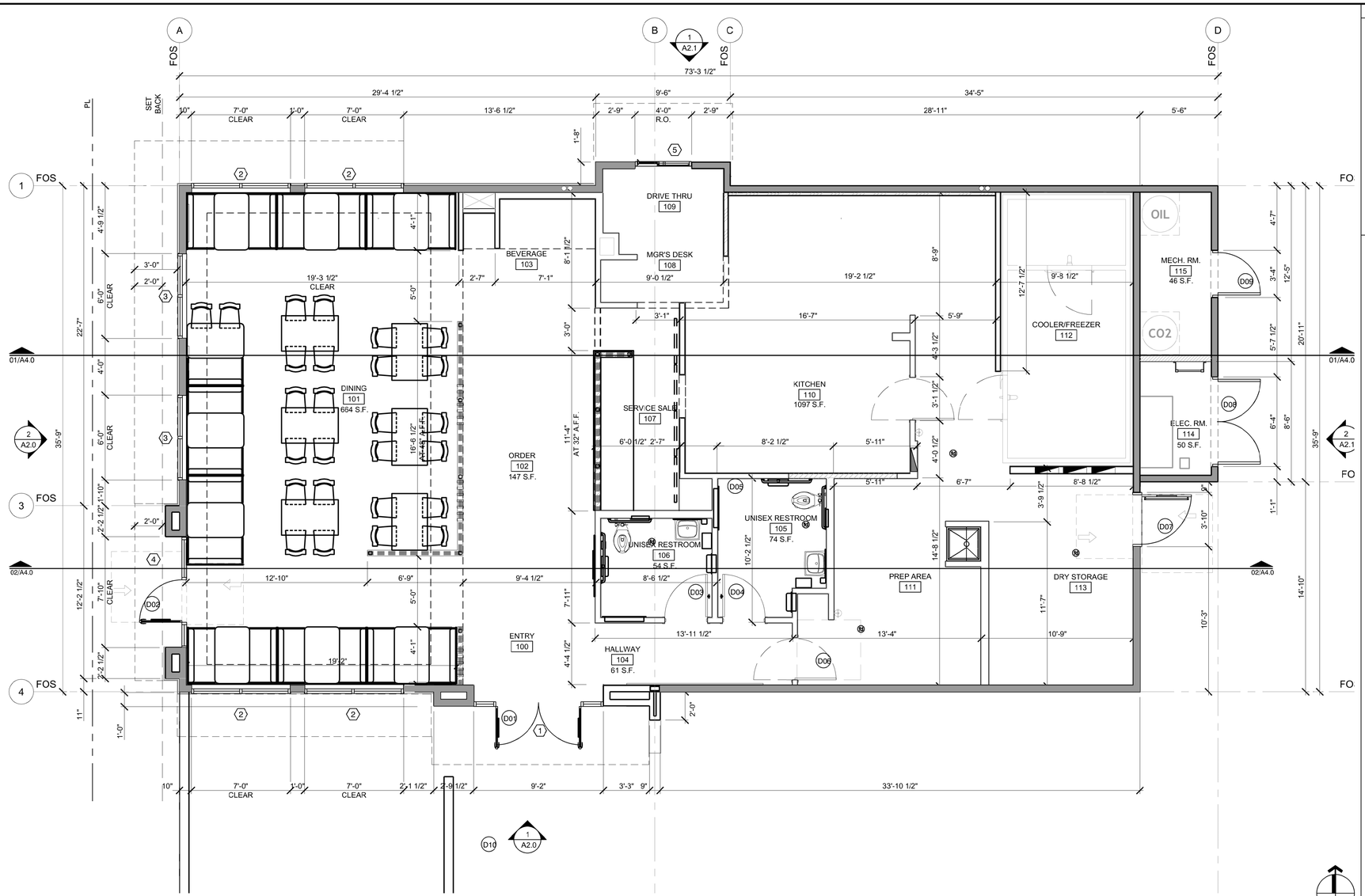
PROJECT MANAGER:
VANDANA KELKAR

DRAWN BY:
J.C

PROJECT NUMBER: PCC22004.0

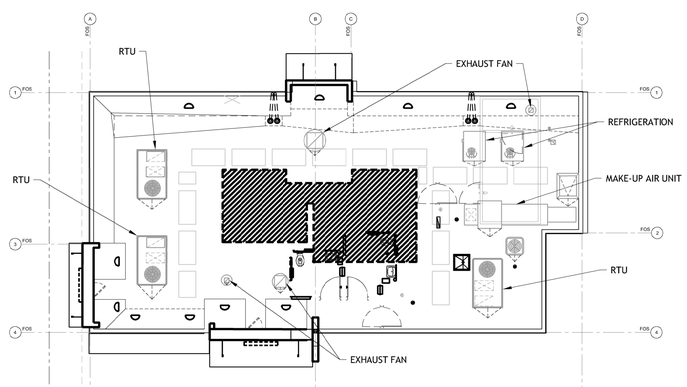
SHEET TITLE:
SITE SPECIFICATIONS

SHEET NUMBER:
A0.3



FLOOR PLAN

SCALE: 1/4" = 1'-0" — 1



ROOF PLAN

SCALE: 3/32" = 1'-0" — 2

	EXTERIOR WALL
	INTERIOR WALL
	PARTIAL HEIGHT WALL
	NEW WALK-IN COOLER FREEZER WALL

GENERAL NOTES - FLOOR PLAN

1. INTERIOR PARTITIONS ARE DIMENSIONED TO THE FACE OF THE FINISHED WALL. EXTERIOR WALL DIMENSIONS ARE TO FACE OF STUD, COLUMN GRIDS OR THE EDGE OF SLAB AS NOTED..
2. DIMENSIONS TAKE PRECEDENT OVER SCALE ON THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN DRAWING CONDITIONS AND FIELD CONDITIONS.
3. PROVIDE BLOCKING FOR ALL WALL MOUNTED EQUIPMENT AND ACCESSORIES. PROVIDE FIRE-RESISTANT BLOCKING WHEN REQUIRED BY CODE.
4. ALL PARTITIONS WITH SINKS AND / OR WET EQUIPMENT, ALL WALLS IN TOILET ROOMS, AND ALL WALLS IN KITCHEN AREA ARE TO HAVE 5/8" CEMENT BOARD TO MINIMUM 1'-0" FROM THE FLOOR. THE BALANCE OF WALL SHEATHING IN WET AREAS IS TO BE 5/8" TYPE 'X' WATER RESISTANT GYPSUM BOARD UNLESS NOTED OTHERWISE.
5. REFER TO SHEET G1.2 FOR SYMBOLS AND ABBREVIATIONS.
6. MINIMUM DIMENSION FROM ANY CORNER OR WALL TO FRAMING STUD AT A DOOR JAMB OPENING SHALL BE 4 INCHES UNLESS NOTED OTHERWISE.
7. ALL PARTITION FRAMING NOT BRACED TO PERIMETER WALLS ARE TO BE SECURED OR DIAGONALLY BRACED AT MINIMUM 4'-0" O.C. REFER TO PARTITION TYPES AND RELATED DETAILS.
8. APPROVED FIRE EXTINGUISHERS ARE TO BE PROVIDED AND INSTALLED AS REQUIRED BY LOCAL AUTHORITY.

CONSULTANT:

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:

Pollo Campero
R143

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

ISSUE FOR DESCRIPTION:

PLANNING SUBMITTAL

ISSUE DATE:

03/12/2024

REVISIONS:

NO.	DESCRIPTION	DATE
	INITIAL PLAN REVIEW	2/14/2023
	CUP & DESIGN REVIEW	8/15/2023
	2ND PLANNING SUBMITTAL	11/15/2023
	3RD PLANNING SUBMITTAL	01/22/2023
	4TH PLANNING SUBMITTAL	03/12/2024

PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

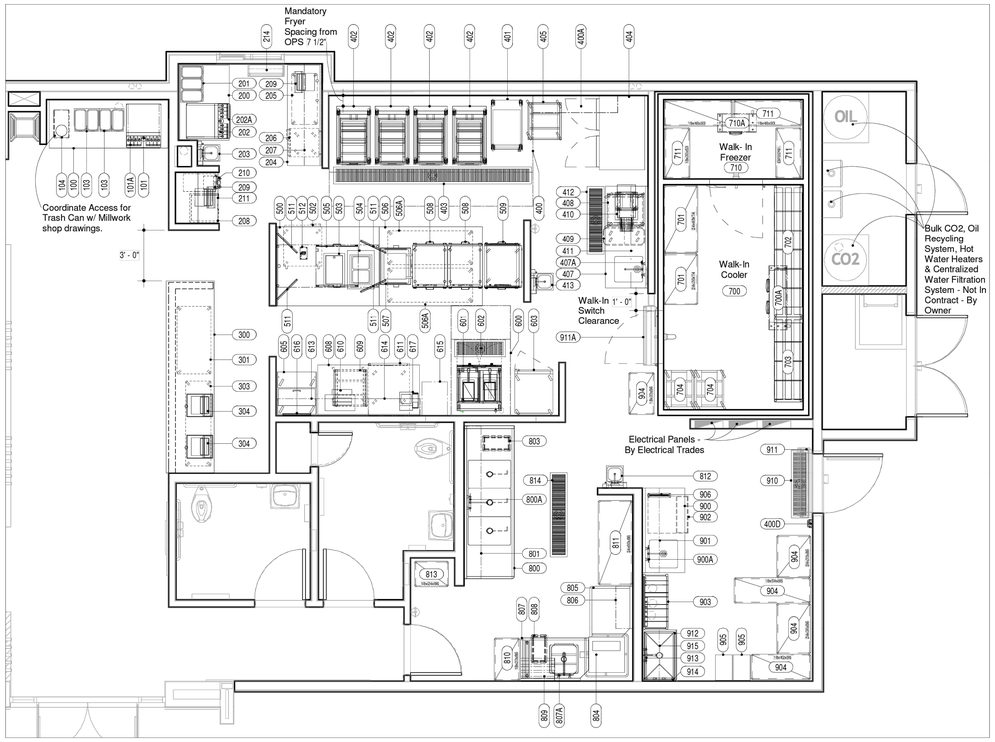
PROJECT NUMBER: PCC22004.0

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A1.0



FOODSERVICE EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MANUFACTURER	MODEL	ITEM REMARKS
100	1	Beverage Counter	Solid Surface CT	CUSTOM	Not In Contract - Millwork
101	1	Ice Maker	Manitowoc	IYT0620A	
101A	1	Beverage Dispenser - N.I.C.	Cornelius	ENDURO ED175	Not In Contract - By Pepsi
102	1	Spare Number			
103	2	Juice Bubbler, 2 Bowl - N.I.C.	Crathco	D-25-3	Not In Contract - By Owner
104	1	Trash Bin - N.I.C.	Wasserstrom	FG354060BLA	Not In Contract - By Owner
200	1	Work Table	RJ Fabricators	PCP-200	
201	1	Juice Bubbler, 3 Bowl - N.I.C.	Crathco	D35-4	Not In Contract - By Owner
202	1	Ice Maker	Manitowoc	IYT0620A	
202A	1	Beverage Dispenser - N.I.C.	Cornelius	ENDURO ED175	Not In Contract - By Pepsi
203	1	Hand Sink	Advance Tabco	7-PS-56	Soap & Towel Dispenser - By Others
204	1	Work Table	RJ Fabricators	PCP-204	
205	1	Shelving Unit, Undercounter, Mobile	Olympic	J1836K	
206	1	Undercounter Refrigerator	Beverage Air	UCR20HC	
207	2	Wall Shelf	RJ Fabricators	PCP-207	
208	2	Manager Counter - Millwork - N.I.C	Solid Surface CT	CUSTOM	Not In Contract - Millwork
209	2	POS Computer - N.I.C	NCR	CX5	Not In Contract - By Owner Vendor
210	1	Cash Management Safe	Tidel	SERIES 4	Not In Contract - By Owner
211	1	Depository Safe	Barska	AX13312	Not In Contract - By Owner
212-213	1	Spare Number			
214	1	Air Curtain	Mars	LPV225-1UA-OB	
300	1	Front POS Counter - Millwork - N.I.C	Solid Surface CT	CUSTOM	Not In Contract - Millwork
301	1	Shelving Unit, Undercounter, Mobile	Olympic	J2448K	
302	1	Spare Number			
303	1	Shelving Unit, Undercounter, Mobile	Olympic	J1860K	
304	2	POS Computer - N.I.C	NCR	CX5	Not In Contract - By Owner Vendor
400	1	Exhaust Hood, Pressure Fryers	Z-Vent	KH-1	
400A	1	Fire Suppression System	Z-Vent	ANSUL R-102	Provides Fire Suppression to #400 & #600
400B	1	Hood Exhaust Fan	Z-Vent	ZVS-DU85HFA	
400C	1	Make-Up Air Unit	Z-Vent	ZVS2-20D-MPU	
400D	1	Remote Pull Station, Fire Suppression System	Z-Vent	ANSUL R-102	
401	1	Combi Oven	Henny Penny	FSD610.610.000.29	Item to be provided by owner, installed by FSEC
402	4	Pressure Fryer	Henny Penny	PFG690.0	Item to be provided by owner, installed by FSEC
403	1	Floor Trough	J&L Metal	CUSTOM	
404	1	Refrigerator, Reach-In	Traulsen	G20000	
405	1	Speed Rack, Half Height, Mobile, Work Top	New Age	98000	
406	1	Spare Number			
407	1	Work Table, Marine Edge w/ Sink	Advance Tabco	CUSTOM	Not In Contract - By Owner
407A	1	Faucet, Splash Mount	T&S Brass	B-0231	
408	1	Speed Rack, Half Height, Mobile, Work Top	New Age	98000	
409	1	Ingredient Bin, Undercounter, Mobile	Cambro	IBS20148	Not In Contract - By Owner
410	1	Breading System	Henny Penny	BM110.01	Item to be provided by owner, installed by FSEC
411	2	Wall Shelf	Advance Tabco	WS-12-72	
412	1	Trench Drain	J&L Metal	CUSTOM	
413	1	Hand Sink	Advance Tabco	7-PS-56	Soap & Towel Dispenser - By Others
500	1	Work Table - N.I.C.	RJ Fabricators	CUSTOM	Not In Contract - Hard Times
501	1	Spare Number			
502	1	Refrigerator, Undercounter	Beverage Air	UCR27AHC	
503	1	Hot Well, Drop In	APW Wyott	HFW-1DS	
504	1	Cold Well, Drop In	Wells	RCP-100-120-17	
505	1	Side Order Holding Cabinet	FWE	TST-4SLP	
506	1	Work Table	RJ Fabricators	CUSTOM	Not In Contract - Hard Times
506A	2	Shelving Unit, Undercounter, Mobile	Olympic	J2460K	
507	1	French Fry Holding Unit	Hatco	GRFHS-PT26	
508	2	Warming Cabinet, Half Height	FWE	PHTT-1826-6P LEGS	
509	1	Warming Cabinet, Full Height, Mobile	FWE	826-6PS-6P-CV STACKED	
510	1	Spare Number			
511	4	KDS Screen			Not In Contract - By Owner
512	1	Ticket Printer			Not In Contract - By Owner
600	1	Exhaust Hood, Pressure Fryers	Z-Vent	KH-2	
600A	1	Hood Exhaust Fan	Z-Vent	ZVS-DU33HFA	
601	1	Fryer Battery, Deep Fat, Gas w/Filter - N.I.C	Henny Penny	EEG242.0	Item to be provided by owner, installed by FSEC
602	1	Trench Drain	J&L Metal	CUSTOM	
603	1	Refrigerator/Freezer, Dual Temp	True MFG	T-23DT-G-HC	
604	1	Spare Number			
605	1	Sandwich Prep Refrigerator	True MFG	TSSU-27-12M-C-HC	
606	1	Spare Number			
607	1	Spare Number			
608	1	Work Table	RJ Fabricators	PCP-608	
609	1	Speed Rack, Half Height, Mobile, Work Top	New Age	98000	
610	1	Vertical Contact Toaster	Antunes	VCT-2000-9210100	
611	1	Rethermalization Cabinet, Undercounter, Mobile	FWE	RH-4	
612	1	Spare Number			
613	1	Wall Shelf	Advance Tabco	WS-12-102	
614	1	Wall Shelf	RJ Fabricators	PCP-614	
615	2	Wall Shelf	RJ Fabricators	PCP-615	
616	1	KDS Screen			Not In Contract - By Owner
617	1	Sticker Printer	ITD	PP-301W	Not In Contract - By Owner
700	1	Walk In Cooler	Amerikooler	WALK-IN COOLER	
700A	1	Cooler Evaporator	Bohn	BEL0125AS6AMAB0400	
700B	1	Air Cooled Refrigeration System	Bohn	BCH0010MBACZA0000	
701	2	Shelving Unit, Wire	Olympic	J2436K,J2448K	
702	1	Chicken Box Storage Rack	Eagle	KR1893A	42 Chicken Boxes
703	1	Chicken Box Storage Rack	Advance Tabco	KR1860A	28 Chicken Boxes
704	2	Speed Rack, Full Height	Channel	400A	
705-709	1	Spare Number			
710	1	Walk In Freezer	Amerikooler	WALK-IN FREEZER	
710A	1	Freezer Evaporator	Bohn	BEL0045BS6EEAB0400	
710B	1	Air Cooled Refrigeration System	Bohn	BCH0019LBACHA0200	
711	4	Shelving Unit, Wire	Olympic	J1836K,J1848K	
800	1	3-Compartment Sink	RJ Fabricators	PCP-800	
800A	1	Faucet, Splash Mount	T&S Brass	B-0231	
801	2	Wall Shelf	RJ Fabricators	PCP-801	
802	1	Spare Number			
803	1	Trash Bin - N.I.C.	Wasserstrom	FG354060BLA	Not In Contract - By Owner
804	1	Warewasher, Door Type, Low Temp - N.I.C.	Ecolab	ES-2000	Not In Contract - By Owners Vendor
805	1	Clean Dishtable	RJ Fabricators	PCP-805	
806	2	Wall Shelf	RJ Fabricators	PCP-806	
807	1	Soiled Dishtable w/ Sink	RJ Fabricators	PCP-807	With Pre-Rinse Basket
807A	1	Pre-Rinse Faucet, Splash Mount	T&S Brass	B-0133-CR-B	
808	1	Trash Bin - N.I.C.	Wasserstrom	FG354060BLA	Not In Contract - By Owner
809	1	Wall Shelf, Tubular	RJ Fabricators	PCP-809	
810	1	Shelving Unit, Wire	Olympic	J1830K	
811	1	Shelving Unit, Wire	Olympic	J2460K	
812	1	Hand Sink	Advance Tabco	7-PS-56	Soap & Towel Dispenser - By Others
813	1	Shelving Unit, Wire	Olympic	J1824K	
814	1	Trench Drain	J&L Metal	CUSTOM	
900	1	Work Table w/ Sink	RJ Fabricators	PCP-900	
900A	1	Faucet, Splash Mount	T&S Brass	B-0231	
901	2	Wall Shelf	RJ Fabricators	PCP-901	
902	1	Ice Maker, Undercounter	Manitowoc	UYF0190A	
903	1	Bag In Box Rack w/ Carbonator - N.I.C.	Pepsi	NA12 3W4H 10PUMP RIB	Not in Contract - By Pepsi
904	5	Shelving Unit, Wire	Olympic	J2436K,J2430K,J1854K, J1842K	5 Tier Shelving Units
905	2	Locker Tower	Oneida	LKR-6BGA	
906	1	Bag Sealer	Metronic	B0062BFHRW	Not In Contract - By Owner
907-909	1	Spare Number			
910	1	Trench Drain	J&L Metal	CUSTOM	
911	1	Air Curtain	Mars	LPV248-1UA-OB	
911A	1	Air Curtain	Mars	LPV242-1UA-OB	
912	1	Mop Sink - N.I.C.	Fiat	MSB3624	Not In Contract - By Plumbing Trades
913	1	Wall Mount Service Faucet	T&S Brass	B-0665-BSTR	Not In Contract - By Plumbing Trades
914	1	4-Pole Mop Holder	Eagle	321561	
915	1	Wall Shelf	RJ Fabricators	PCP-915	

FLOOR PLAN SCALE: 1/4" = 1'-0" 1

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PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

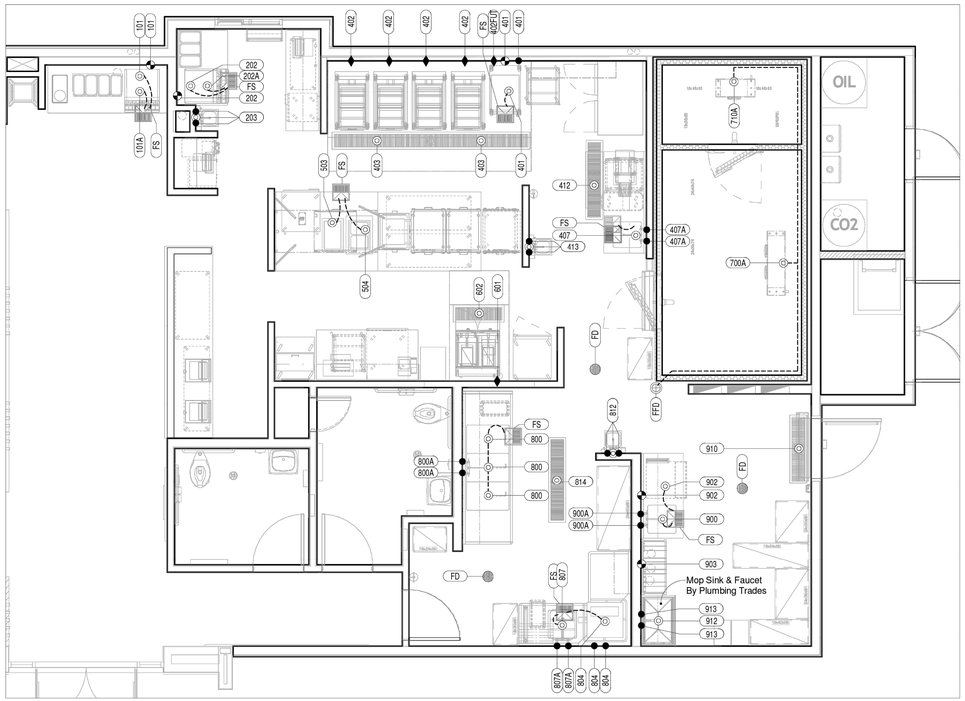
PROJECT NUMBER: PCC22004.0

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A1.5



FOODSERVICE PLUMBING SCHEDULE

ITEM	QTY.	DESCRIPTION	COLD WATER SIZE	COLD WATER HT.	HOT WATER SIZE	HOT WATER HT.	FILTERED WATER SIZE	FILTERED WATER HT.	WASTE CONNECTIONS IW SIZE	WASTE CONNECTIONS DW SIZE	WASTE CONNECTIONS DW HT.	GAS CONNECTION SIZE	GAS CONNECTION HT.	GAS CONNECTION MBTU	PLUMBING NOTES (SEE SCHEDULE NOTES)
101	1	Ice Maker					1/2"	72"	1/2"						D, P, Filtered water supplied by Central Water Filtration System - By Others
101A	1	Beverage Dispenser - N.I.C.							3/4"						D, N, O, P
202	1	Ice Maker					1/2"	72"	1/2"						D, P, Filtered water supplied by Central Water Filtration System - By Others
202A	1	Beverage Dispenser - N.I.C.							3/4"						D, N, O
203	1	Hand Sink													
400	1	Exhaust Hood, Pressure Fryers													I
400A	1	Fire Suppression System													H, K
400B	1	Hood Exhaust Fan													I
400C	1	Make-Up Air Unit										1"	ROOF	157.0	J
401	1	Combi Oven	1/2"	60"			1/2"	60"	2"						D, F, N, O, Plumbing trades to provide 3/4" hose bibb connections. Filtered water supplied by Central Water Filtration System - By Others
402	4	Pressure Fryer										3/4"	30"	100.0	G, N, O, "402 FUT" Utilites are for future purchase
403	1	Floor Trough								(2) 3"	(2) -4"				
407	1	Work Table, Marine Edge w/ Sink							2"						D, N
407A	1	Faucet, Splash Mount	1/2"	14"	1/2"	14"									
412	1	Trench Drain								3"	-4"				
413	1	Hand Sink													
503	1	Hot Well, Drop In							1/2"						D
504	1	Cold Well, Drop In							1/2"						D
600	1	Exhaust Hood, Pressure Fryers													I
600A	1	Hood Exhaust Fan													I
601	1	Fryer Battery, Deep Fat, Gas w/Filter - N.I.C										3/4"	30"	150.0	G, N, O
602	1	Trench Drain								3"	-4"				
700A	1	Cooler Evaporator							3/4"						L, Condensate to Drain to FFD
710A	1	Freezer Evaporator							3/4"						L, Condensate to Drain to FFD
800	1	3-Compartment Sink							(3) 2"						D
800A	1	Faucet, Splash Mount	1/2"	14"	1/2"	14"									
804	1	Warewasher, Door Type, Low Temp - N.I.C.	1/2"	12"	1/2"	62"			2"						D, E, N, Min incoming HW Temp 120°F
807	1	Soiled Dishtable w/ Sink							2"						D
807A	1	Pre-Rinse Faucet, Splash Mount	1/2"	14"	1/2"	14"									
812	1	Hand Sink													
900	1	Work Table w/ Sink							2"						D
900A	1	Faucet, Splash Mount	1/2"	14"	1/2"	14"									
902	1	Ice Maker, Undercounter					1/2"	14"	1/2"						B, D, Filtered water supplied by Central Water Filtration System - By Others
903	1	Bag In Box Rack w/ Carbonator - N.I.C.					1/2"	72"							B, N, Filtered water supplied by Central Water Filtration System - By Others
910	1	Trench Drain								3"	-4"				
912	1	Mop Sink - N.I.C.								2"	STUB-UP				N
913	1	Wall Mount Service Faucet	1/2"	36"	1/2"	36"									N

FLOOR PLAN SCALE: 1/4" = 1'-0" | 1

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PROJECT MANAGER:
VANDANA KELKAR

DRAWN BY:
J.C

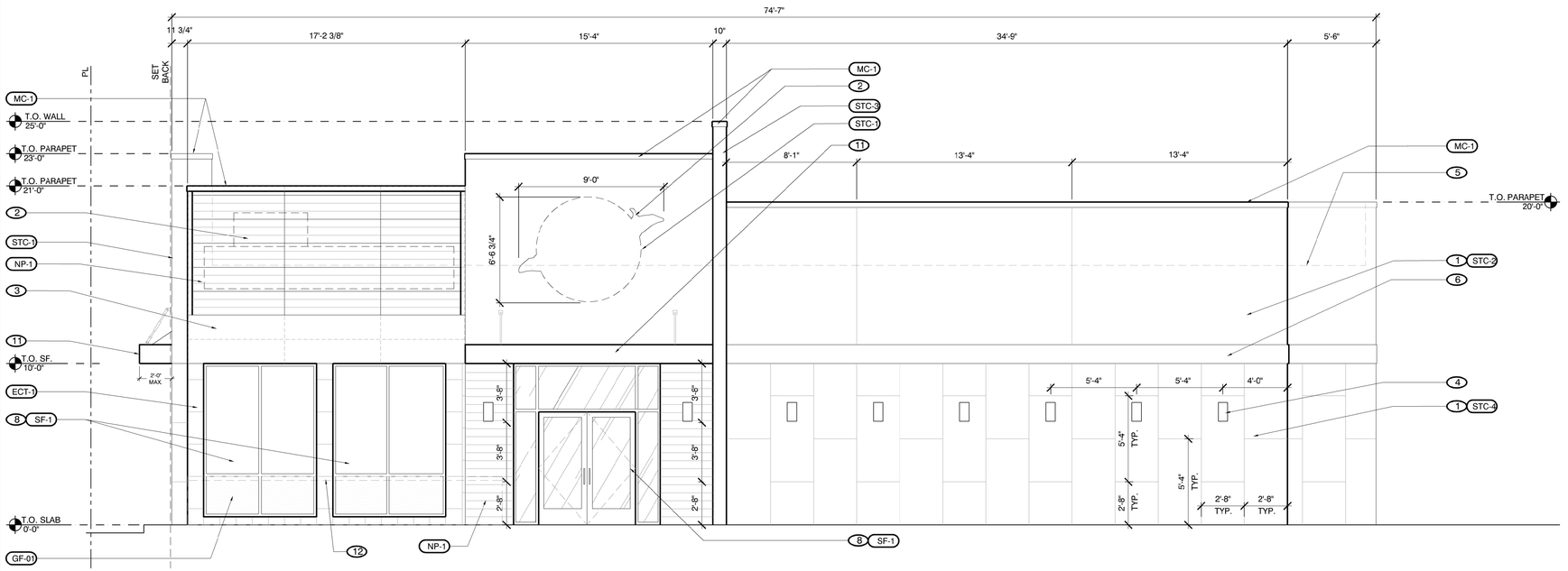
PROJECT NUMBER: PCC22004.0

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A1.6



SOUTH ELEVATION

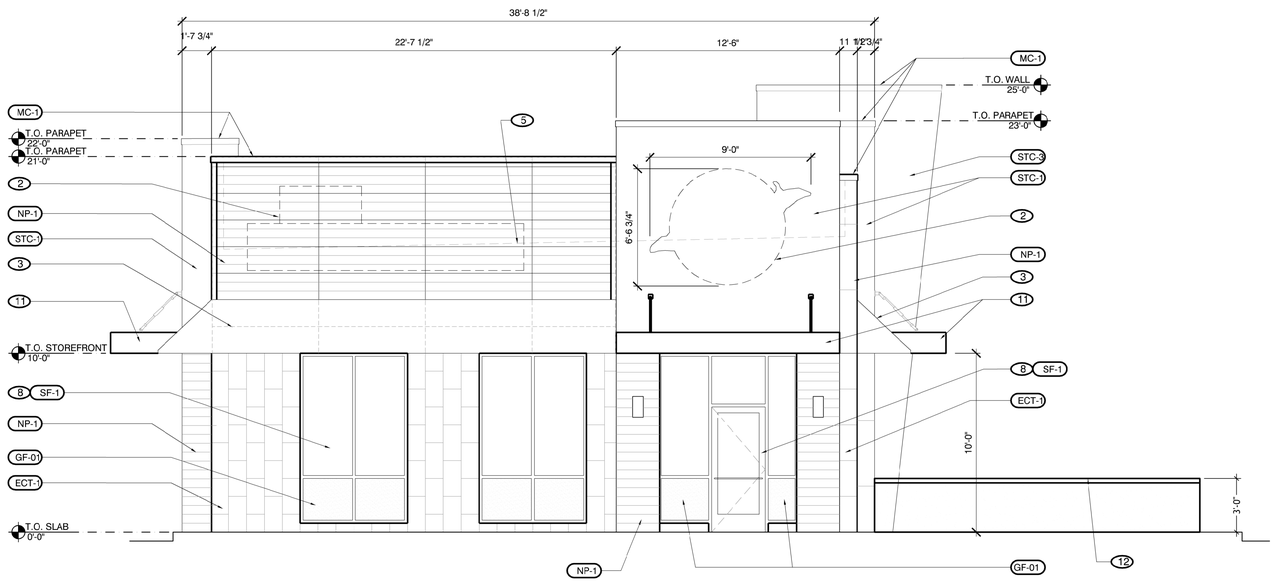
SCALE 1/4" = 1'-0" | 1

KEYNOTES

1	STO STUCCO SYSTEM
2	APPROXIMATE LOCATION FOR SIGNAGE BY SIGNAGE VENDOR (UNDER SEPARATE PERMIT)
3	ALUMINUM AWNING BY SIGNAGE VENDOR
4	EXTERIOR WALL MOUNTED LIGHT FIXTURE; REF. FIXTURE TYPE 'F' THIS SHEET.
5	LINE OF ROOF DECK BEYOND
6	ALUMINUM BAND
7	DOWNSPOUT NOZZLE
8	STOREFRONT FRAMING SYSTEM; REF. WINDOW SCHEDULE ON SHEET A7.0
9	STUCCO CONTROL JOINT
10	DRIVE-THRU WINDOW; REF. WINDOW SCHEDULE ON SHEET A7.0
11	STL. CANOPY BY SIGN VENDOR
12	PATIO WALL W/ CAST STONE CAP

EXTERIOR FINISHES

C##	DESCRIPTION
	STUCCO
STC-1	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: (2) COATS STO648TSW STO TO MATCH EP-1, KNOCKOUT ORANGE
STC-2	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: (2) COATS STO648TSW STO TO MATCH EP-2, FAIRFAX BROWN
STC-3	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: (2) COATS STO648TSW STO TO MATCH EP-3, HIGH STRUNG
STC-4	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: (2) COATS STO648TSW STO TO MATCH EP-4, MALABAR
	EXTERIOR PAINT
EP-1	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 6685 KNOCKOUT ORANGE, EGGSHELL NOTES: PRIME AND 2 FINISH COATS
EP-2	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 2656 FAIRFAX BROWN NOTES: PRIME AND 2 FINISH COATS
EP-3	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 6705 HIGH STRUNG NOTES: PRIME AND 2 FINISH COATS
EP-4	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 9110 MALABAR NOTES: PRIME AND 2 FINISH COATS
	TILE
ECT-1	MANUFACTURER: DALTILE PRODUCT / FINISH: PORCELAIN 12X24 COLOR: EV02
	COPING
MC-1	PRODUCT / FINISH: MTL. COPING COLOR: ANODIC CLEAR FINISH (METALLIC) PROFILE: TAPERED PROFILE
	METAL PANELING
ST-1	PRODUCT / FINISH: METAL PANELING COLOR: POLISHED ALUMINUM
	ALUMINUM COMPOSITE PANELS
NP-1	MANUF.: NICHIHA PRODUCT / FINISH: VINTAGEWOOD BARK AWP 1818 17-7/8" H × 71-9/16" L
	STOREFRONT
SF-1	PRODUCT / FINISH: CLEAR ANODIZED ALUMINUM, KAWNER OR EQ.
	GLASS FILM
GF-01	MANUFACTURER: 3M FASARA GLASS FINISHES PRISM/DOT PRODUCT: LUNA 6 SH2PCL6 COLOR: WHITE APPLY ON INTERIOR SIDE OF GLASS CLASS A-ASTM E84 FIRE CLASSIFICATION



WEST ELEVATION

SCALE 1/4" = 1'-0" | 2

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
				ARCHITECTURAL FIXTURE TYPES				
F		14 INCH CYLINDER WALL MOUNT	E.V	CLI-NAPO.LOF	LED MODULE, 1028lm, 3000K, 90 CRI	UNV	14	EXTERIOR WALL MOUNTED, MOUNTING HEIGHT TO BE VERIFIED BY ARCHITECT

LIGHT SPEC

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PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

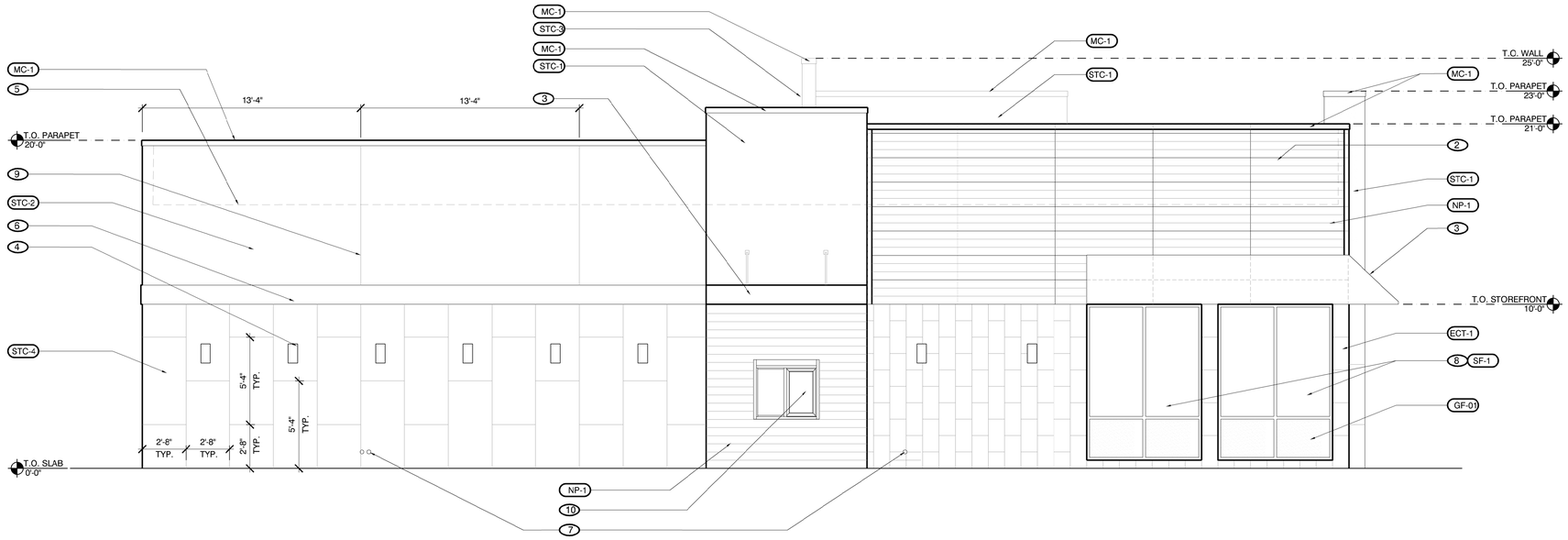
PROJECT NUMBER: PCC22004.0

SHEET TITLE:

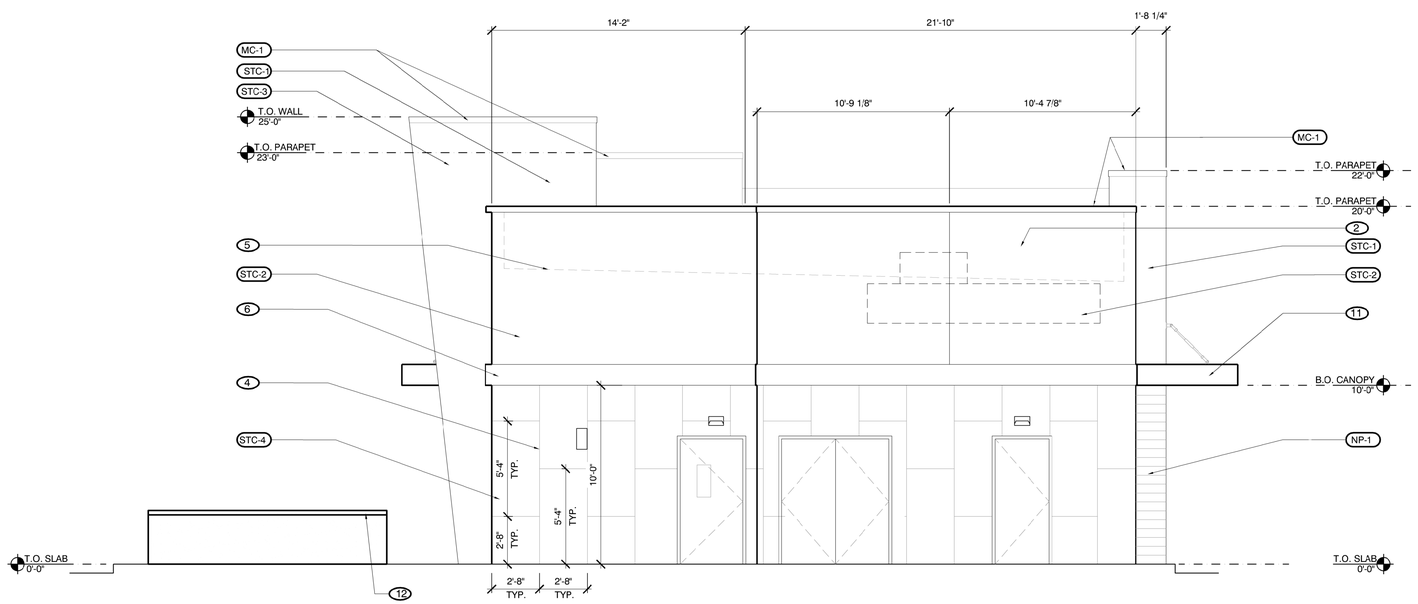
EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.0



NORTH ELEVATION | SCALE 1/4" = 1'-0" | 1



EAST ELEVATION | SCALE 1/4" = 1'-0" | 2

KEYNOTES

1	STO STUCCO SYSTEM
2	APPROXIMATE LOCATION FOR SIGNAGE BY SIGNAGE VENDOR (UNDER SEPARATE PERMIT)
3	ALUMINUM AWNING BY SIGNAGE VENDOR
4	EXTERIOR WALL MOUNTED LIGHT FIXTURE; REF. FIXTURE TYPE 'F' THIS SHEET.
5	LINE OF ROOF DECK BEYOND
6	ALUMINUM BAND
7	DOWNSPOUT NOZZLE
8	STOREFRONT FRAMING SYSTEM; REF. WINDOW SCHEDULE ON SHEET A7.0
9	STUCCO CONTROL JOINT
10	DRIVE-THRU WINDOW; REF. WINDOW SCHEDULE ON SHEET A7.0
11	STL. CANOPY BY SIGN VENDOR
12	PATIO WALL W/ CAST STONE CAP

EXTERIOR FINISHES

C##	DESCRIPTION
	STUCCO
STC-1	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: (2) COATS STO648TSW STO TO MATCH EP-1, KNOCKOUT ORANGE
STC-2	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: (2) COATS STO648TSW STO TO MATCH EP-2, FAIRFAX BROWN
STC-3	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: (2) COATS STO648TSW STO TO MATCH EP-3, HIGH STRUNG
STC-4	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: (2) COATS STO648TSW STO TO MATCH EP-4, MALABAR
	EXTERIOR PAINT
EP-1	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 6685 KNOCKOUT ORANGE, EGGSHELL NOTES: PRIME AND 2 FINISH COATS
EP-2	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 2656 FAIRFAX BROWN NOTES: PRIME AND 2 FINISH COATS
EP-3	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 6705 HIGH STRUNG NOTES: PRIME AND 2 FINISH COATS
EP-4	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR/ FINISH: SW 9110 MALABAR NOTES: PRIME AND 2 FINISH COATS
	TILE
ECT-1	MANUFACTURER: DALTILE PRODUCT / FINISH: PORCELAIN 12X24 COLOR: EV02
	COPING
MC-1	PRODUCT / FINISH: MTL. COPING COLOR: ANODIC CLEAR FINISH (METALLIC) PROFILE: TAPERED PROFILE
	METAL PANELING
ST-1	PRODUCT / FINISH: METAL PANELING COLOR: POLISHED ALUMINUM
	ALUMINUM COMPOSITE PANELS
NP-1	MANUF.: NICHIHA PRODUCT / FINISH: VINTAGEWOOD BARK AWP 1818 17-7/8" H × 71-9/16" L
	STOREFRONT
SF-1	PRODUCT / FINISH: CLEAR ANODIZED ALUMINUM, KAWNER OR EQ.
	GLASS FILM
GF-01	MANUFACTURER: 3M FASARA GLASS FINISHES PRISM/DOT PRODUCT: LUNA 6 SH2PCL6 COLOR: WHITE APPLY ON INTERIOR SIDE OF GLASS CLASS A-ASTM E84 FIRE CLASSIFICATION

CONSULTANT:

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:

Pollo Campero

R143

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

ISSUE FOR DESCRIPTION:

PLANNING SUBMITTAL

ISSUE DATE:

03/12/2024

REVISIONS:

NO.	DESCRIPTION	DATE
	INITIAL PLAN REVIEW	2/14/2023
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	4TH PLANNING SUBMITTAL	03/12/2024

PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

PROJECT NUMBER: PCC22004.0

SHEET TITLE:

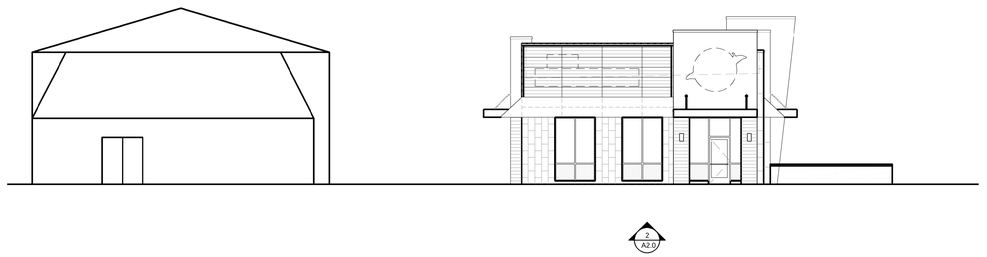
EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.1

MOUNTAIN VIEW ROAD STREETSCAPE

SCALE 1/16" = 1'-0" | 1



VALLEY BLVD. STREETSCAPE

SCALE 3/32" = 1'-0" | 2

CONSULTANT:

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Architectural Solutions Group

38 EXECUTIVE PARK
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Pollo CAMPERO

R143

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PROJECT MANAGER:
VANDANA KELKAR

DRAWN BY:
J.C

PROJECT NUMBER: PCC22004.0

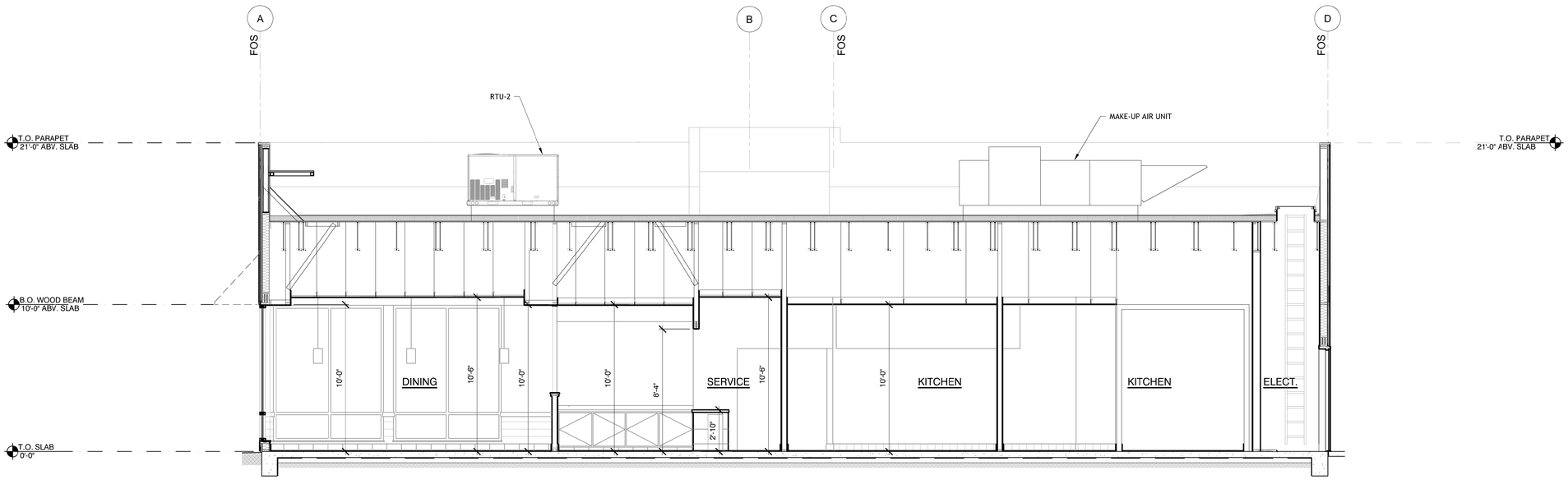
SHEET TITLE:

STREETSCAPE ELEVATION

SHEET NUMBER:

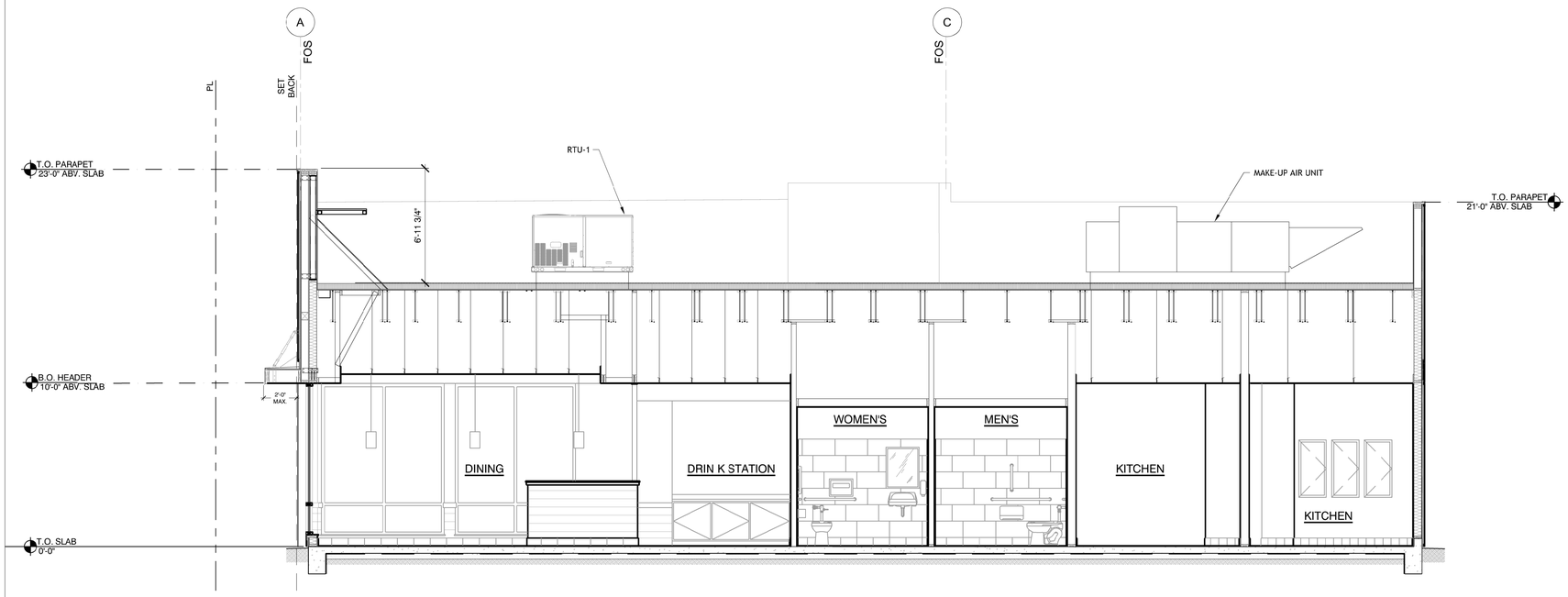
A2.2

NOTE: REF A1.0 ROOF PLAN FOR ADDITIONAL ROOF TOP EQUIPMENT INFORMATION



01 Building Section

SCALE: 1/4" = 1'-0"



02 Building Section

SCALE: 1/4" = 1'-0"

CONSULTANT:

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:

Pollo CAMPERO

R143

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
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	4TH PLANNING SUBMITTAL	03/12/2024

PROJECT MANAGER:
VANDANA KELKAR

DRAWN BY:
J.C

PROJECT NUMBER: PCC22004.0

SHEET TITLE:

BUILDING SECTIONS

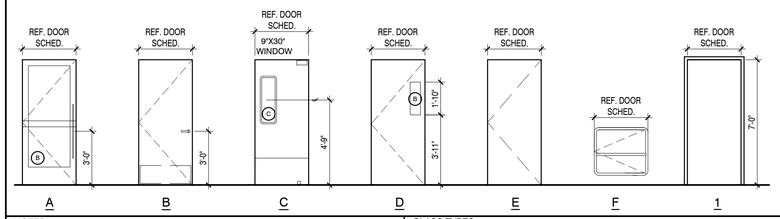
SHEET NUMBER:

A4.0

GENERAL NOTES

1	CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO FABRICATION OF ANY STOREFRONT.
2	CONTRACTOR TO FIELD VERIFY ALL MASONRY ROUGH OPENING DIMENSIONS.
3	SAFETY GLAZING TO BE TEMPERED OR IMPACT RESISTANT TO COMPLY WITH 2022 CBC
4	ALL DOOR HARDWARE SHOULD BE INSTALLED IN ACCORDANCE WITH ADA STANDARDS.
5	ALL HOLLOW METAL FRAMES SHOULD HAVE WELDED STUD ANCHORS FOR WOOD CONSTRUCTION.
6	MAXIMUM OPENING FORCE FOR DOOR CLOSERS CANNOT EXCEED 5LBS.
7	CLOSING SPEED FOR DOOR CLOSERS IS TO BE THREE SECONDS FROM A SEVENTY DEGREE OPEN POSITION TO THE CLOSED POSITION.
8	GC SHALL WORK W/ LOCAL FIRE DEPT TO DETERMINE LOCATIONFOR KNOX BOX AND INSTALL ON BUILDING EXT FOR ACCESS BY BUILDING OFFICIALS. GC TO PROVIDE NECESSARY KEYS.
9	ALL DOOR ELEVATIONS ARE GRAPHICALLY PRESENTED AS VIEWED FROM PUSH SIDE.

DOOR/FRAME TYPE SCHEDULE



NOTES:
1) REFERENCE DOOR SCHEDULE FOR SIZES AND MATERIALS (TYP.)
2) G.C. TO SUBMIT CUT SHEET PACKAGE FOR OWNER APPROVAL PRIOR TO ORDERING HARDWARE PACKAGE.
3) KEY ALL LOCKS ON DAY OF TURNOVER PER OWNER DIRECTION.

GLASS TYPES:
- (A) 1" INSULATED GLAZING
- (B) 1" TEMPERED INSULATED GLAZING
- (C) 1/4" TEMPERED GLASS

DOOR SCHEDULE

D##	SIZE WIDTH	HT.	TH.	TYPE DR.	FR.	GLASS	MATERIAL DR.	FR.	HARDWARE	NOTES
D01	(2)3'-0"	7'-0"		A	-	TEMP.	AL.	AL.	SET 1	A
D02	3'-0"	7'-0"		A	-	TEMP.	AL.	AL.	SET 2	-
D03	3'-0"	7'-0"	1 3/4"	B	1	-	WD.	HM.	SET 3	B
D04	3'-0"	7'-0"	1 3/4"	B	1		WD.	HM.	SET 3	B
D05	2'-0"	7'-0"		B	1		WD.	HM.	SET 7	B
D06	3'-0"	7'-0"	1"	C	-	TEMP.	HM.	HM.	SET 4	C
D07	3'-6"	7'-0"	1 3/4"	D	1	TEMP.	HM.	HM.	SET 5	-
D08	(2) 3'-0"	7'-0"		E	1		HM.	HM.	SET 8	-
D09	3'-0"	7'-0"		E	1		HM.	HM.	SET 6	-
D10	3'-0"	2'-8"	1 1/2" DIA.	F	-		S.S. PIPE.	-	SEE DET. 16/A1.3	SEE DET. 16/A1.3

NOTES:
- A: A VISIBLE DURABLE SIGN ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". REFER TO FBC 2022 1010.2.4; 3.2
- B: SOLID CORE WOOD DOOR STAINED MINWAX EBONY (WS-01)
- C: ELIASON DOOR - SCP-8, FINISH: GUNSTOCK WALNUT

HARDWARE SCHEDULE

KW KAWNEER — HC HAGER
RW ROCKWOOD — AR ADAMS RITE
DT DETEX — PK PEMKO
SC SCHLAGE LOCK CO. — LC LCN

SET #	QTY.	ITEM DESCRIPTION	MFR.	MFR # / FIN.
HW-01	1	HINGE		CONTINUOUS GEARED HINGE, US28
	2	PULLS	RW	RM3302, 4, US28
	2	PUSH		
	2	CLOSER	LC	5030 SERIES CONCEALED, 626
	1	COORDINATOR		
	1	THRESHOLD	PK	254, A/MILL FINISHED ALUMINUM
	1	MORTISE CYLINDER	AR	4036 W/ REQ'D CYLINDER SHELL & TR
MAIN ENTRY	1	DOOR SWEEP	PK	90100 NB
HW-02	1	HINGE		CONTINUOUS GEARED HINGE, US28
	1	PULLS	RW	RM3302, 4, US28
	1	PUSH		
	1	CLOSER	LC	5030 SERIES CONCEALED, 626
	1	PANIC DEVICE	AR	EX 76 CONCEALED VERTICAL EXIT ROD DEVICE
	1	THRESHOLD	PK	254, A/MILL FINISHED ALUMINUM
	1	MORTISE CYLINDER	AR	4036 W/ REQ'D CYLINDER SHELL & TR
SIDE EXIT	1	DOOR SWEEP	PK	90100 NB
HW-03	1 1/2	PAIR BUTTS	HC	ECBB11003NRP, US32D
	1	CLOSER	LC	4040XP SERIES CLOSER, 689
	1	PULL		
	1	PUSH		
	1	KICK PLATE	RW	K1050 34"X, US32D
	1	DOOR STOP	RW	#RM86, US15
	1	PRIVACY LOCKSET	SC	/ ND40S PRIVACY ATHENS LEVER STYLE, US26D
RESTROOM	1	COAT HOOK	RW	RM80, US26D
HW-04 ELIASON DOOR	DOUBLE ACTION DOOR HARDWARE BY ELIASON DOOR MANUFACTURER			
HW-05	1 1/2	HINGE	HC	ECBB1103NRP, US32D
	1	CLOSER	LC	4040XP SERIES CLOSER
	1	DEADBOLT	SC	B760P, US26D
	1	THRESHOLD	PK	254 (OPTION 2727) A/MILL FINISHED ALUMINUM
	1	WEATHERSTRIPPING	PK	222_V DOOR SWEEP - PEMKO / 297_S PERIMETER GASKETING
KITCHEN EXIT	1	LOCKSET	SC	ND73PD-ATHENS STYLE LEVER, US26D
	2	KICKPLATE	RK	K1050 46" X 12", US32D
HW-06	1 1/2	PAIR BUTTS	HC	ECBB1103NRP, US32D
	1	LOCKSET	SC	ND73PD-ATHENS STYLE LEVER, US26D
	1	DEADBOLT	SC	B760P, US26D
	1	THRESHOLD	PK	254 (OPTION 2727) A/MILL FINISHED ALUMINUM
ELEC.	1	WEATHER STRIPPING	PK	222_V DOOR SWEEP - PEMKO / 297_S PERIMETER GASKETING
HW-07	1 1/2	PAIR BUTTS	HC	ECBB11003NRP, US32D
	1	LOCKSET	SC	
RR STORAGE				
HW-08	3	PAIR BUTTS	HC	ECBB1103NRP, US32D
	1	LOCKSET	SC	ND73PD-ATHENS STYLE LEVER, US26D
	1	DEADBOLT	SC	B760P, US26D
	1	THRESHOLD	PK	254 (OPTION 2727) A/MILL FINISHED ALUMINUM
MECH.	1	WEATHER STRIPPING	PK	222_V DOOR SWEEP - PEMKO / 297_S PERIMETER GASKETING

DOOR HARDWARE NOTES

1	ALL HARDWARE MUST MEET ADA & LIFE SAFETY CODE OF EACH MUNICIPALITY.
2	ALL METAL FRAMES TO RECEIVE (3) RUBBER MUTES.
3	EXTERIOR SWINGING DOORS SERVING SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE. A MAIN EXIT OF SHALL BE PERMITTED TO HAVE LOCKING DEVICES IN ACCORDANCE WITH SECTION 1010.2.4, ITEM 3.
4	WHERE APPLICABLE, PROVIDE DOOR CLOSER ON ADJACENT FRAME, ANCHOR CLOSER ARM TO DOOR, TYPICAL U.N.O.
5	GC TO INSTALL PANIC HARDWARE AS REQUIRED BY 2022 CBC SEC. 1010.1.10
6	GC TO COORD W/ OWNER ON SELECTED HARDWARE TYPE AND FINISH PRIOR TO INSTALLATION
7	ALL DOOR HARDWARE MOUNTED AT 36" AFF UNLESS NOTED OTHERWISE
8	THE FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 5 POUNDS MAXIMUM.
9	DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

GENERAL NOTES - EXTERIOR ELEVATIONS

1. ALL TARGET ELEVATIONS ARE TAKEN FROM PROJECT FINISH FLOOR +0'-0".
2. REFER TO FIXTURE, FURNITURE & EQUIPMENT PLAN FOR MORE INFORMATION ON EQUIPMENTS.
3. REFER TO REFLECTED CEILING PLAN FOR MORE INFORMATION ON LIGHT FIXTURES INCLUDING MOUNTING HEIGHTS.

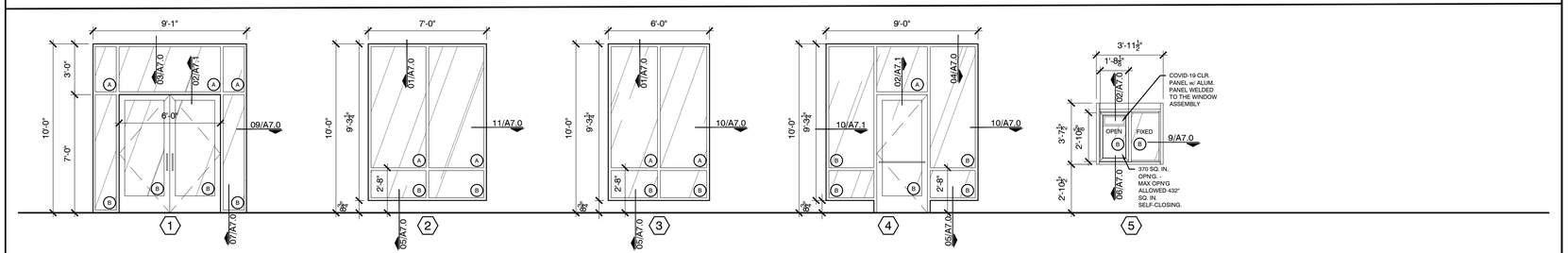
GENERAL NOTES - DETAILS

1. MODEL NUMBERS PROVIDED IN SCHEDULE MAY NOT BE COMPLETE. CONTRACTOR SHALL PROVIDE COMPLETE ASSEMBLY AS REQ'D FOR PROPERLY FUNCTIONING DOOR/LOCKS.
2. CONTRACTOR TO INSPECT ALL EXISTING DOOR HARDWARE TO REMAIN TO ENSURE THAT IT'S IN GOOD, PROPER WORKING ORDER. IN THE EVENT THAT CONTRACTOR FINDS FAULTY AND/OR DAMAGED HARDWARE, CONTRACTOR SHALL NOTIFY ARCHITECT AND PROVIDE RECOMMENDED SOLUTIONS.
3. ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT NON GRASP HARDWARE (SUCH AS LEVER HANDLES) THAT IS CENTERED BETWEEN 34" TO 44" ABOVE THE FINISH FLOOR. THE MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 5 LBS. FOR INTERIOR AND EXTERIOR DOORS AND 15 LBS. FOR FIRE DOORS.
4. ALL NEW STOREFRONT WINDOWS ARE FIXED.
5. PASS THROUGH WINDOW SERVICE OPENING SHALL BE LIMITED TO 216 SQUARE INCHES EACH.EACH OPENING SHALL BE PROVIDED WITH A SOLID OR SCREENED WINDOW. EQUIPPED WITH A SELF-CLOSING DEVICE.SCREENING SHALL BE AT LEAST 6 MESH SQUARE INCH.PASS THROUGH WINDOWS UP TO 432 SQUARE INCHES ARE APPROVED IF EQUIPPED WITH AN AIR CURTAIN DEVICE.
6. DELIVERY DOOR TO BE EQUIPPED WITH A MICRO-SWITCH-DOOR-ACTIVATED AIR CURTAIN.

BUILDING DEPARTMENT NOTES

1. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM 1300.

WINDOW SCHEDULE



NOTES:
1. REFERENCE DOOR SCHEDULE FOR SIZES AND MATERIALS (TYP.)
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD
3. COORD./VERIFY ACTUAL DIMENSIONS W/ STOREFRONT MANUF. SHOP DRAWINGS
4. AT EACH EXTERIOR WINDOW, G.C. TO PROVIDE GLASS THICKNESS APPROPRIATE FOR LOCAL WIND LOADS ON THE GLASS SPAN INDICATED IN THE DRAWINGS
5. ALUMINUM WINDOW SYSTEM: MANUF.: KAWNEER, TRIFAB 451T, FINISH: CLEAR ANDOIZED ALUMINUM
6. DRIVE-THRU ORDER WINDOW: MANUF.: READY ACCESS, 275 SINGLE PANEL SLIDING TRANSACTION WINDOW. FINISH: CLEAR ANODIZED ALUMINUM

GLASS TYPES:
- (A) 1" INSULATED GLASS
- (B) 1" TEMPERED INSULATED GLASS

GLAZING SPECIFICATIONS:
1. EXTERIOR GLAZING: MODEL: SOLARBAN 70 CLEAR INSULATING GLASS UNIT. U VALUE=.24, SHGC = .27

CONSULTANT:

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

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Pollo Campero

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

ISSUE FOR DESCRIPTION:

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PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

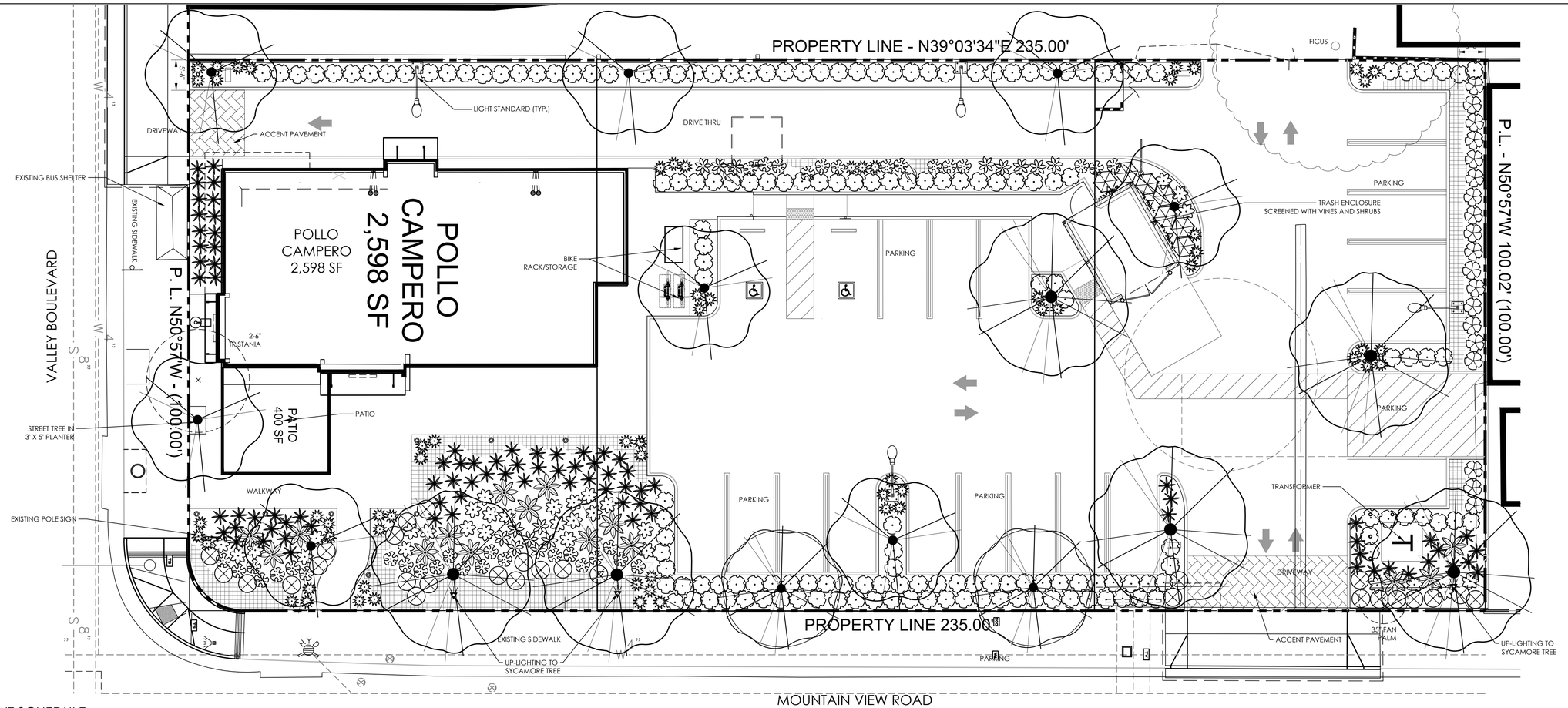
PROJECT NUMBER: PCC22004.0

SHEET TITLE:

WINDOW & DOOR SCHEDULES

SHEET NUMBER:

A7.1



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
TREES				
	2	Parkinsonia florida / Blue Palo Verde 12' tall at time of planting. This tree selection based on Publics Works requirement (3-11-24)	36" box	Low
	6	Platanus racemosa / California Sycamore This tree selection based on Planning division comments (6-22-23)	24" box	Moderate
	8	Tabebuia impetiginosa / Pink Trumpet Tree This tree selection based on Planning division comments (6-22-23)	24" box	Low
SHRUBS				
	15	Agave americana 'Marginata' / Variegated Century Plant	15 gal.	Very Low
	31	Agave x 'Blue Flame' / Blue Flame Agave	5 gal.	Low
	37	Agave x 'Blue Glow' / Blue Glow Agave	5 gal.	Low
	63	Anigozanthos x 'Bush Lantern' / Bush Lantern Kangaroo Paw	5 gal.	Low
	166	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush LW planted 39" o.c.	5 gal.	Low
	28	Lantana montevidensis / Trailing Lantana	1 gal	Low
	19	Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	Low
	86	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	5 gal.	Low
	7	Strelitzia reginae / Bird Of Paradise LW	5 gal.	Low
	15	Yucca x `Bright Star` / Variegated Spanish Dagger	5 gal.	Low
VINES/ESPALLIERS				
	3	Bougainvillea x `San Diego Red` / San Diego Red Bougainvillea Trellis	5 gal.	Low

GROUND COVERS

	194	Senecio serpens / Blue Chalksticks	1 gal.	Low	24" o.c.

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN (TYPICAL)

EXISTING TREE TO BE REMOVED (TYPICAL)

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	FX Luminaire PB Ideal selection for large broad objects or washing light. 2.23in. W x 6.72in. H x 4.03in. L. Order code: PB, Aluminum Alloy, (SB) Sedona Brown, 3-Prong Spike Lamp: PB-1LED, 2W|2.4VA, 2700K, Beamspread: Very Wide Flood	3	

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE (SHRUBS)	.3	DRIP	.81	.37	5,382	1,991	64,559 GAL.
MODERATE WATER USE PLANTS (TREES)	.6	BUBBLERS	.81	.74	320	237	7,686 GAL.
				TOTALS	(A) 5,702	(B) 2,228	
						ETWU Total	72,245 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(52.3) (.62) (.45 x 5,702) + (1-.45) X 0) = 83,202 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(52.3) (.62) (2,228) = 72,245 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 2,228
Total Area	(A) 5,702
Average ETAF	(B / A) .39

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

LANDSCAPE CALCULATIONS

LANDSCAPE AREA: 5,702 SF

1 SHRUB/ 25 S.F. OF LANDSCAPE AREA

5,702 SF/ 25 = 229 SHRUBS REQUIRED

483 SHRUBS PROVIDED

COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the Landscape design plan.

Rodney Scaccalosi 1/9/24

GENERAL NOTES

1. All landscape planting areas shall receive a minimum 3" layer of non-combustible organic mulch top dressing. Mulch selection shall match the type of mulch used throughout shopping center.
2. After site rough grading occurs Contractor shall acquire soil samples at representative landscape area locations. Contractor shall submit soil samples to a certified soils laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

   Soil analysis should include:

   a. Soil texture;
   b. Infiltration rate determined by laboratory test or soil infiltration rate table;
   c. pH;
   d. Total soluble salts;
   e. Sodium;
   f. Percent organic matter; and
   g. Recommendations.
3. Compost shall be incorporated into the top 6" of soil at a minimum rate of 4 cubic yards per 1,000 sf, OR at a rate sufficient to bring soil organic matter up to 6% by dry weight.
4. All new trees located within 6' of pavement or permanent structure shall have a root barrier.
5. Landscape Maintenance shall be the responsibility of the property owner.
6. A Landscape irrigation water audit shall be prepared by an Irrigation Association Certified Irrigation Water Auditor. The audit report shall be submitted to the City Inspector prior to final installation approval. The irrigation audit shall be repeated once every five years as part of on going site landscape maintenance.
7. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, the designer of the irrigation plans, or the licensed landscape contractor for the project.
8. A landscape waste diversion plan shall be completed and submitted with the Certificate of Completion.

0 10 20 30 feet

SCALE: 1" = 10'

NORTH

CONSULTANT:

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

PROJECT OWNER:

Pollo Campero

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

ISSUE FOR DESCRIPTION:

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PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

PROJECT NUMBER: PCC22004.0

SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:

L1

Platanus acerifolia/ California Sycamore

Tabeebuia impettignosa/ Pink Trumpet Vine

Parkinsonia florida/Blue Palo Verde

Texas Sage

Strelitzia reginae/Bird of Paradise

Dianella Revoluta 'DTN03'/ Baby Bliss Fax Lily

Agave 'Blue Flame'/Blue Flame Agave

Yucca 'Bright Star' /Variegated Spanish Dagger

Lomandra longifolia 'Baby Breeze' /Dwarf Mat Rush

Agve american 'Marginata'/ Variegated Century Plant

Agave 'Blue Glow'/Blue Glow Agave

Callistemon viminalis 'Little John'/ Dwarf Bottlebrush

Anigozanthos x 'Bush Lantern'/Bush Kangaroo Lantern

Lantana montividensis /Trailing Lantana

Lomandra longifolia 'Baby Breeze' /Dwarf Mat Rush

CONSULTANT:

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

PROJECT OWNER:

Pollo CAMPERO

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

ISSUE FOR DESCRIPTION:

PLANNING
SUBMITTAL

ISSUE DATE:

3/12/2024

REVISIONS:

NO.	DESCRIPTION	DATE
	INITIAL PLAN REVIEW	2/14/2023
	CUP & DESIGN REVIEW	8/15/2023
	2ND PLANNING SUBMITTAL	11/15/2023
	3ND PLANNING SUBMITTAL	01/09/2024
	4TH PLANNING SUBMITTAL	03/12/2024

PROJECT MANAGER:
VANDANA KELKAR

DRAWN BY:
J.C

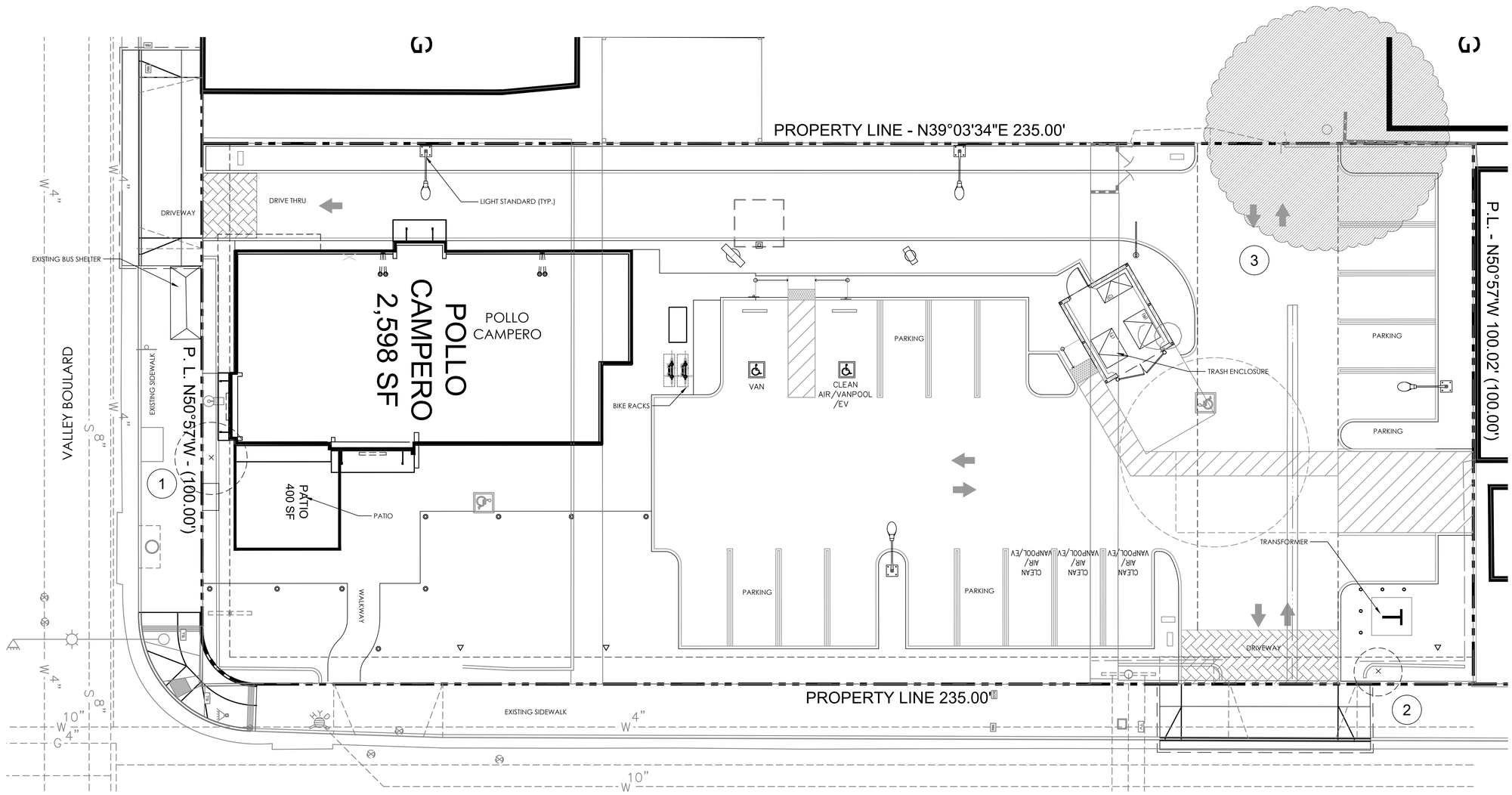
PROJECT NUMBER: PCC22004.0

SHEET TITLE:

PLANT PALETTE

SHEET NUMBER:

L2



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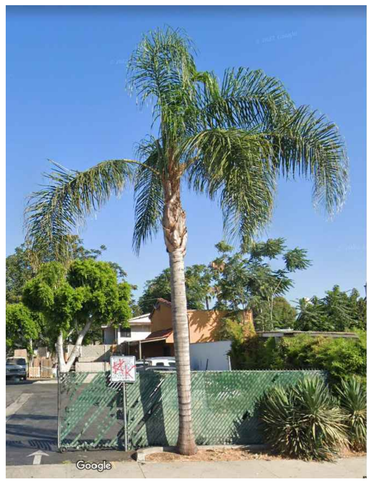

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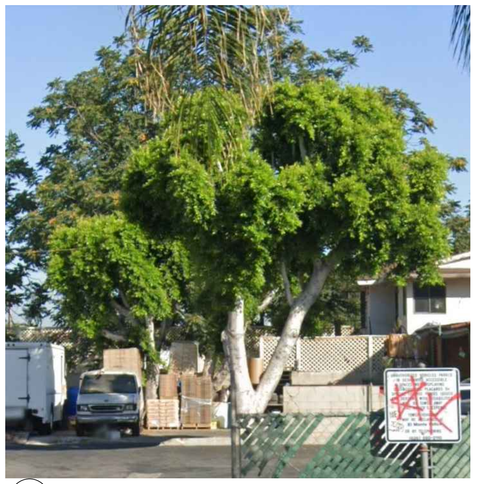

3

0 10 20 30 feet

SCALE: 1" = 10'

NORTH

EXISTING TREE TABLE

#	SPECIES	CIRCUM.	HEIGHT	PROTECTED	ACTION
1	TRISTANIA	22", 22"	19'	NO	REMOVE
2	QUEEN PALM	35"	35'	NO	REMOVE
3	FICUS (OFF SITE)	75",69",57"	40'	YES	RETAIN

CONSULTANT:

PM DESIGN
Architectural Solutions Group

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No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

PROJECT OWNER:

Pollo CAMPERO

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

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	4TH PLANNING SUBMITTAL	03/12/2024

PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

PROJECT NUMBER: PCC22004.0

SHEET TITLE:

TREE SURVEY/ SITE PLAN

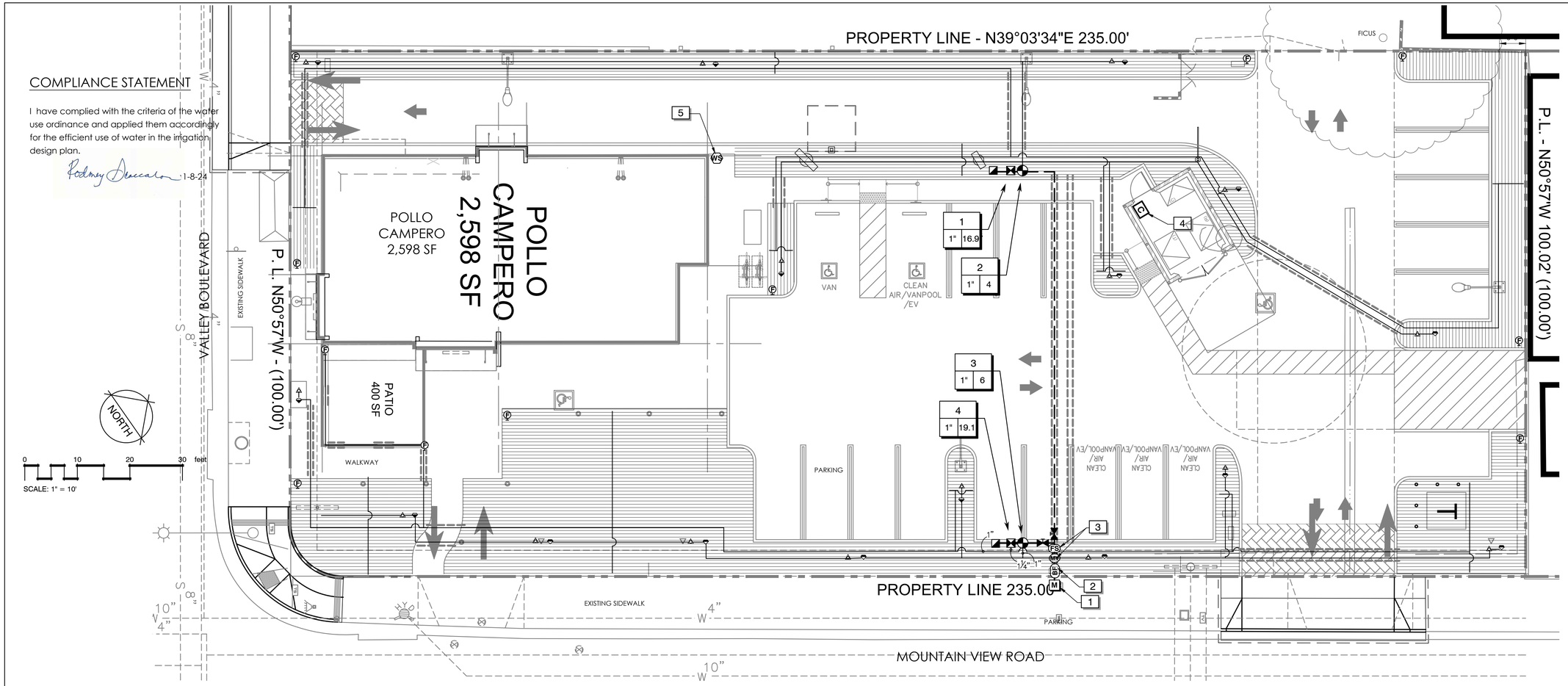
SHEET NUMBER:

L3

COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

Rodney Scaccalosi 1-8-24



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1401 1402 1404 1408	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT. On a flex riser	16
1401 1402	Rain Bird RWS-M-B-C-P-SOCK 1401 Mini Root Watering System with 4.0" diameter x 18.0" long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 gpm or 1402 0.5 gpm bubbler as indicated. With Check Valve, Purple Grate, and Sand Sock for sandy soil.	16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ (2) Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	2
P	Netafim TLSOV Netafim TLSOV- 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank or in.cobrain. tubing to extend valve out of valve box. 2/3 in fits Techline HCVXR, HCVXR-RW/RWP, CV, DL, RW and RWP driplines, and PE irrigation hose	11
	Area to Receive Dripline Netafim TLCV-06-18 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.	5,702 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	2
	Rain Bird 33-DLRC 3/4in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	2
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2
MV	Buckner-Superior 3000 1" Normally Closed Brass Master Valve that Provides Dirty Water Protection and 3-Way Solenoid Design. Available in 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3" sizes.	1
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer with an enclosure and freeze protection blanket	1
C	Hunter I2C-0800-PL 8 Station Outdoor Modular Controller. No Module Required. Commercial Use. Plastic Cabinet.	1
WS	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1
FS	Hunter HFS-100 Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4" unless otherwise noted on plan. 12" minmum depth	1,427 l.f.
	Irrigation Mainline: PVC Schedule 40 1-1/4" unless otherwise noted on plan. 18" minimum depth	101.5 l.f.
	Pipe Sleeve: PVC Schedule 40 2x the diameter of pipes served and 1" for control wires. Minimum depth of 24"	199.1 l.f.

Valve Callout # — Valve Number

CRITICAL ANALYSIS

Generated:	2023-11-15 12:43
P.O.C. NUMBER:	01
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	58 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	19.07 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	18.43 GPM
Critical Station:	4
Design Pressure:	15 PSI
Friction Loss:	4.81 PSI
Fittings Loss:	0.24 PSI
Elevation Loss:	0 PSI
Loss through Valve:	20.7 PSI
Pressure Req. at Critical Station:	40.8 PSI
Loss for Fittings:	0.04 PSI
Loss for Main Line:	0.36 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.2 PSI
Loss for Master Valve:	2.4 PSI
Loss for Water Meter:	2.01 PSI
Critical Station Pressure at POC:	56.8 PSI
Pressure Available:	58 PSI
Residual Pressure Available:	1.17 PSI

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE (SHRUBS)	.3	DRIP	.81	.37	5,382	1,991	64,559 GAL.
MODERATE WATER USE PLANTS (TREES)	.6	BUBBLERS	.81	.74	320	237	7,686 GAL.
				TOTALS	(A) 5,702	(B) 2,228	
						ETWU Total	72,245 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(52.3) (.62) (.45 x 5,702) + (1-.45) X 0) = 83,202 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(52.3) (.62) (2,228) = 72,245 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 2,228
Total Area	(A) 5,702
Average ETAF	(B / A) .39

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Point of connection (POC) @ 1" irrigation meter (verify actual location prior to construction). See Utility plan for additional reference. Irrigation demand at POC shall be 19 GPM and a minimum static pressure of 57 psi. If minimum requirements are not met contact Landscape Architect.
2	Backflow preventer (Install Wilkins pressure regulator on down side of device for water pressure reading in excess of 75 psi)
3	Install Master Valve and Flow Sensor.
4	Install irrigation controller at trash enclosure wall or per client representative. 120 Power to be provided by others. Coordinate actual location with client representative and General Contractor prior to beginning irrigation work.
5	Install wireless weather sensor at outside edge of wall and within distance as specified by manufacturer. Weather sensor location shall be free from any overhead obstruction. Actual location to be coordinated with Client Representative.

GENERAL NOTES

1. Locate all irrigation equipment in landscape planters. equipment shown in pavement and offsite is for clarity only. All valve boxes shall be located at least 1' from any pavement.
2. Irrigation sleeves as indicated on legend shall be installed at all pavement/hardscape crossings.
3. Contact USA North (811) prior to commencing construction to verify existing underground utilities.
4. Certificate of completion shall be fully executed by the Project Owner and Owner's Representative. Certificate shall be submitted to the agency's representative. Water Audit to be performed by an l.A. certified company/individual.

CONSULTANT:

P/M DESIGN
Architectural Solutions Group

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Suite 310
IRVINE, CA 92614

STAMP:

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Rodney L. Scaccalosi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

PROJECT OWNER:

Pollo Campero

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

ISSUE FOR DESCRIPTION:

PLANNING SUBMITTAL

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3/12/2024

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	4TH PLANNING SUBMITTAL	03/12/2024

PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

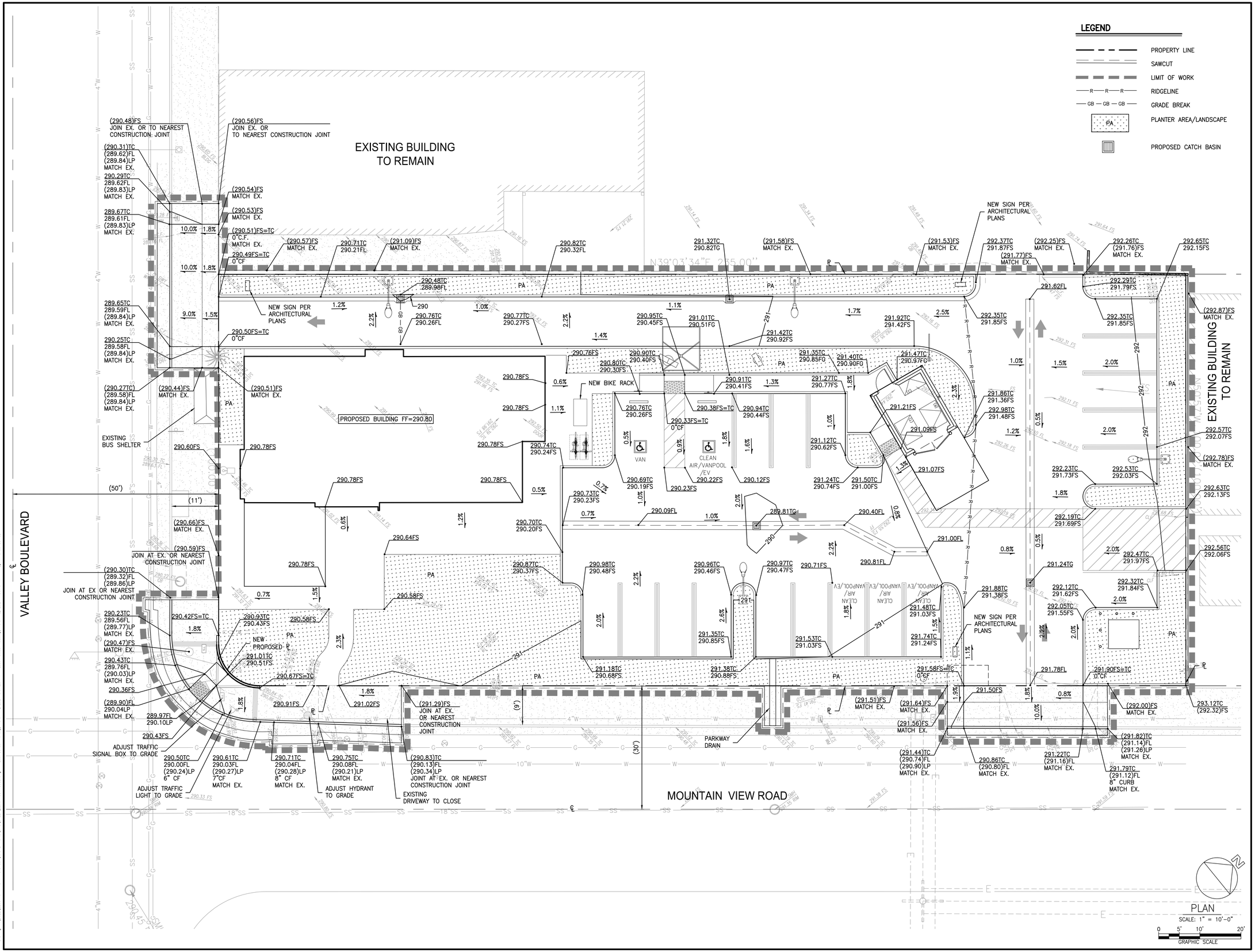
PROJECT NUMBER: PCC22004.0

SHEET TITLE:

PRELIMINARY IRRIGATION PLAN

SHEET NUMBER:

L4



CONSULTANT:

kpff

140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ALI KAMALI
No. C 47458
Exp. 12/31/25
CIVIL
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

PROJECT OWNER:

Pollo CAMPERO

R143

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

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	4TH PLANNING SUBMITTAL	03/12/2024

PROJECT MANAGER:
T.L.

DRAWN BY:
A.G.

PROJECT NUMBER: PCC22004.0

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C1.30

Drawing: P:\2022\22004146 - 19 - Pollo Campero El Monte\UNREV\SHEET\22004146C-1.30GD.dwg Last Saved: Monday, March 11, 2024 3:07:26 PM Last Plotted: Tuesday, March 12, 2024 7:38:40 AM By: Amanda Gomez

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SD——SD PROPOSED STORM DRAIN LINE
- SS PROPOSED SEWER LINE
- W——W PROPOSED WATER LINE
- SS EXISTING SEWER LINE
- W——W EXISTING WATER LINE
- PA PLANTER AREA/LANDSCAPE
- PROPOSED CATCH BASIN
- DIRECTION OF FLOW

UTILITY CONSTRUCTION NOTES:

STORM DRAIN

(SD1) PVC, SDR-35 STORM DRAIN PIPE.

(SD2) 12"X12" CAST-IN-PLACE CONCRETE CATCH BASIN.

(SD3) ADS MC-7200 STORMTECH CHAMBER INFILTRATION UNIT.

(SD4) CONTECH CDS PRE-TREATMENT UNIT.

SANITARY SEWER

(SS1) PVC, SDR-35 SANITARY SEWER PIPE.

(SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.

(SS3) CONNECT TO EXISTING 18" PUBLIC SEWER MAIN.

DOMESTIC WATER

(W1) PVC C-900 DOMESTIC WATER PIPE.

(W2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.

(W3) CONNECT TO EXISTING WATER METER VAULT.

EXISTING BUILDING TO REMAIN

SIDEWALK

ROOF DRAIN TO DISCHARGE AT CURB OPENING

EXISTING BUS SHELTER

PROPOSED BUILDING FF=290.80

PROPOSED AREA DRAIN (TYP.)

VAN

CLEAN AIR/VANPOOL/EV

MIN 10' SEPARATION

INSPECTION PORT

NEW GREASE INTERCEPTOR

EXISTING SD

PROPOSED AREA DRAIN (TYP.)

PROPOSED AREA DRAIN (TYP.)

PROPOSED OVERFLOW PARKWAY DRAIN PER SPPWC 151-3, S=18"

NEW PROPOSED

EXISTING 4" WATER LINE

EXISTING 10" PUBLIC WATER LINE

EXISTING 18" PUBLIC SEWER LINE

275.23INV

VALLEY BOULEVARD

MOUNTAIN VIEW ROAD

EXISTING BUILDING TO REMAIN

(11') (50') (9') (30')

PLAN
SCALE: 1" = 10'-0"
0 5' 10' 20'
GRAPHIC SCALE

CONSULTANT:

kpff

140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ALI KAMALI
No. C 47765
Exp. 12/31/25
CIVIL
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

PROJECT OWNER:

Pollo CAMPERO

R143

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

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	4TH PLANNING SUBMITTAL	03/12/2024

PROJECT MANAGER: T.L.

DRAWN BY: A.G.

PROJECT NUMBER: PCC22004.0

SHEET TITLE:

PRELIMINARY UTILITY PLAN

SHEET NUMBER:

1.50

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LEGEND

VEHICLE BODY PATH

EXISTING BUILDING

PROPOSED BUILDING

EXISTING BUS SHELTER

EXISTING BUS SIGN

NEW PROPOSED ℄

EXISTING CURB

VALLEY BOULEVARD

MOUNTAIN VIEW ROAD

WB-40

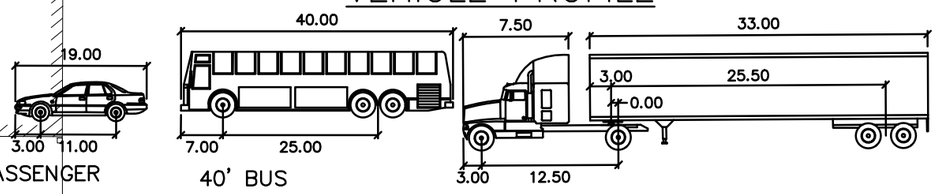
5.4'

5.1

7.0'

29'

VEHICLE PROFILE



PASSENGER

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

40' BUS

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 39.8

WB-40

	feet
Tractor Width	: 8.00
Trailer Width	: 8.00
Tractor Track	: 8.00
Trailer Track	8.00
Lock to Lock Time	: 6.0
Steering Angle	: 20.3
Articulating Angle	: 70.0

PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

GRAPHIC SCALE

N

kpff

140 Newport Center Drive,
Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

POLLO CAMPERO
VEHICLE SIMULATION
WITH 29' WIDENED DRIVEWAY
11863 VALLEY BOULEVARD
EL MONTE, CA 91732

Date:	03-12-2024
Project Number:	2200146
Drawn By:	AG
Checked By:	TL
Scale:	Per Plan

Sheet Name:

EXHB-1

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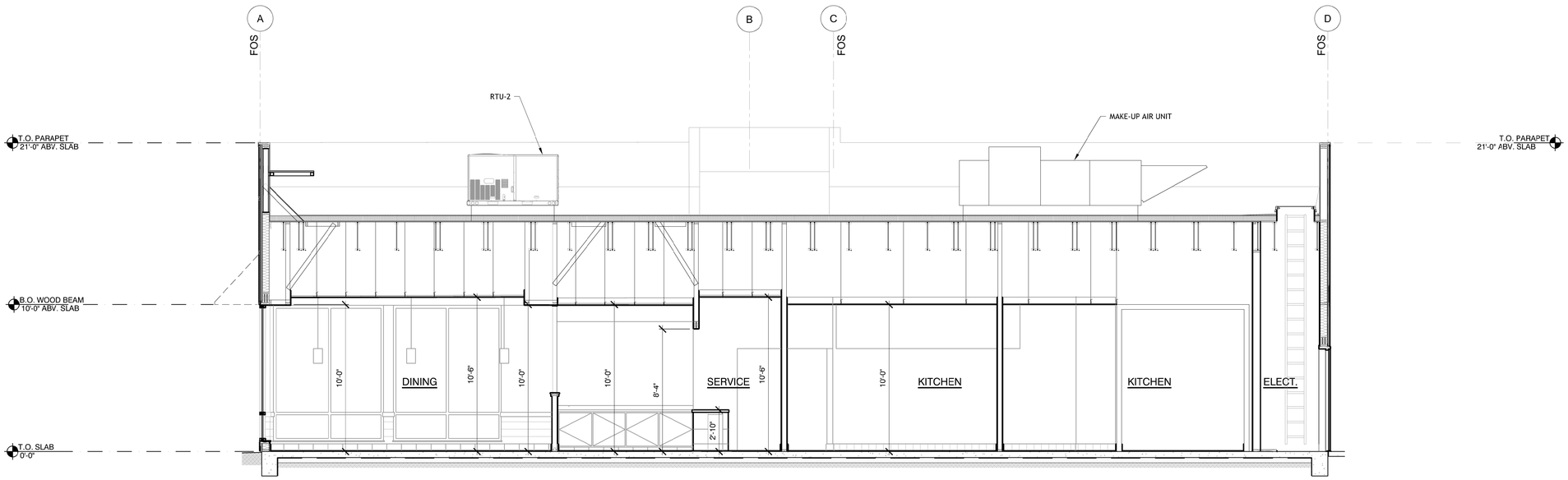
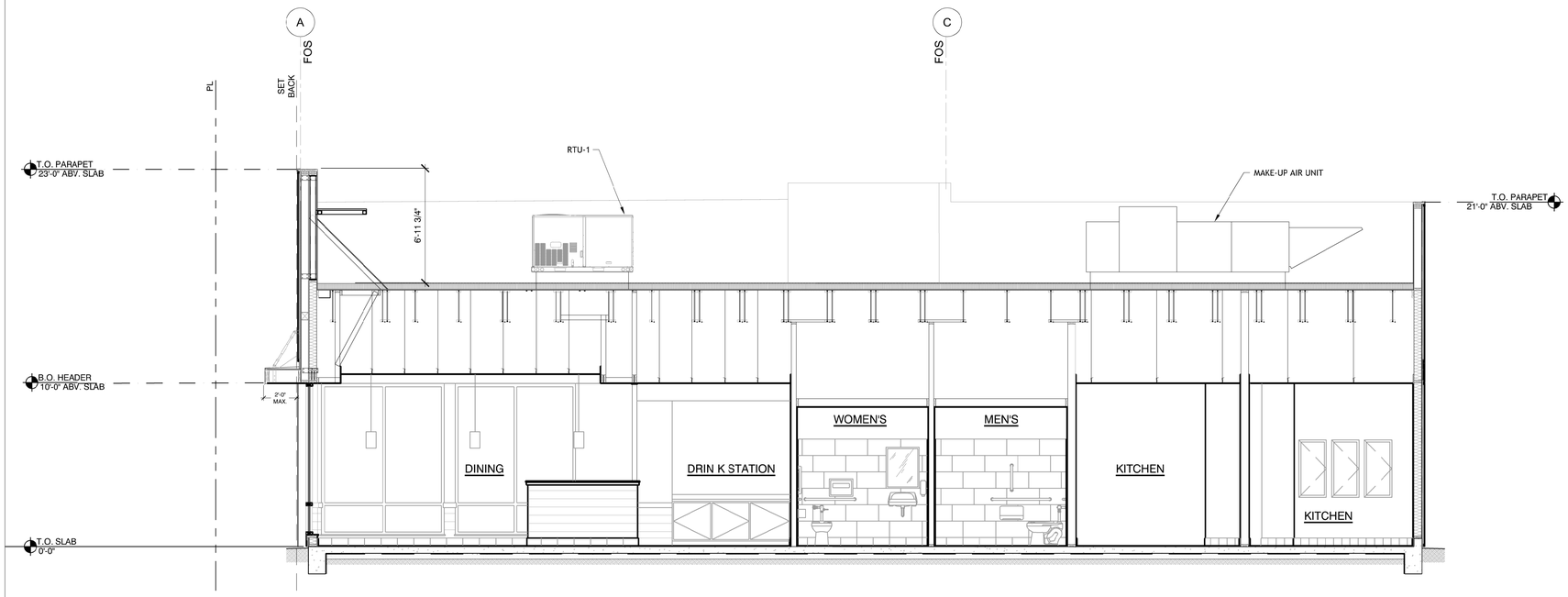
NOTE: REF A1.0 ROOF PLAN FOR ADDITIONAL ROOF TOP EQUIPMENT INFORMATION



01 Building Section

SCALE: 1/4" = 1'-0"



02 Building Section

SCALE: 1/4" = 1'-0"

CONSULTANT:

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:

Pollo CAMPERO

R143

PROJECT ADDRESS:

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EL MONTE, CA 91732

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PROJECT MANAGER:
VANDANA KELKAR

DRAWN BY:
J.C

PROJECT NUMBER: PCC22004.0

SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER:

A4.0

SITE LIGHT FIXTURE SCHEDULE

SYMBOL	TAG	QTY	MANUFACTURER	MODEL #	FIXTURE DESCRIPTION	LUMENS	LLF	WATTAGE
	A1	5	PRESCOLITE	LTR-4RD-H-SL15L-DM1/LTR-4RD-T-SL30K9WDS	4" ROUND LED DOWNLIGHT	1517	0.92	18.6
	C	9	LSI INDUSTRIES, INC.	CBR8-2L-30	LED 3000K BOLLARD	2306	0.92	18
	F	19	TECH LIGHTING	700OWAST14ZLED930	LED SCONCE	1001	0.92	13.7
	G	19	PUK ITALIA	401804	HYDROFLEX SIDE 1000 LED	835	0.92	13
	H	2	LITHONIA	AFF WT	EMERGENCY WALLPACK WIDE-THROW	568	0.92	5.7
	S1B	4	LSI INDUSTRIES, INC.	SLM-LED-24L-SIL-FT-50-IL-70CRI	20' POLE MOUNTED LED FWD THROW DIST W/ CUTOFF SHIELD	16204	1	161

PHOTOMETRIC CALCULATIONS

AREA DESCRIPTION	MAX/MIN RATIO	CALC SYMBOL	AVERAGE	MAX	MIN	AVG/MIN RATIO
10' OFF N PROPERTY LINE	N/A	+	0.0 fc	0.2 fc	0.0 fc	N/A
10' OFF S PROPERTY LINE	N/A	+	0.8 fc	14.2 fc	0.0 fc	N/A
10' OFF W PROPERTY LINE	N/A	+	0.2 fc	0.7 fc	0.0 fc	N/A
CROSSWALK	N/A	□	0.2 fc	0.4 fc	0.0 fc	N/A
DRIVE-THRU	153.5:1	■	5.0 fc	30.7 fc	0.2 fc	25.0:1
LANDSCAPE 1	222.0:1	✕	3.4 fc	22.2 fc	0.1 fc	34.0:1
LANDSCAPE 2	59.0:1	✕	4.9 fc	17.7 fc	0.3 fc	16.3:1
LANDSCAPE 3	N/A	✕	0.9 fc	7.7 fc	0.0 fc	N/A
PARKING LOT	42.8:1	□	3.5 fc	17.1 fc	0.4 fc	8.8:1
PATIO	61.7:1	□	2.4 fc	18.5 fc	0.3 fc	8.0:1
PROPERTY LINE	N/A	■	0.3 fc	1.4 fc	0.0 fc	N/A
PROPERTY LINE - VALLEY BLVD	N/A	■	0.1 fc	0.7 fc	0.0 fc	N/A
SIDEWALK	110.5:1	◇	5.6 fc	22.1 fc	0.2 fc	28.0:1
SOUTH ENTRANCE & SIDEWALK	1.6:1	✕	3.1 fc	3.7 fc	2.3 fc	1.3:1
TRASH ENCLOSURE	N/A	✕	1.1 fc	3.8 fc	0.0 fc	N/A
10' OFF E PROPERTY LINE	N/A	+	0.1 fc	1.3 fc	0.0 fc	N/A

FIXTURE 'A1'

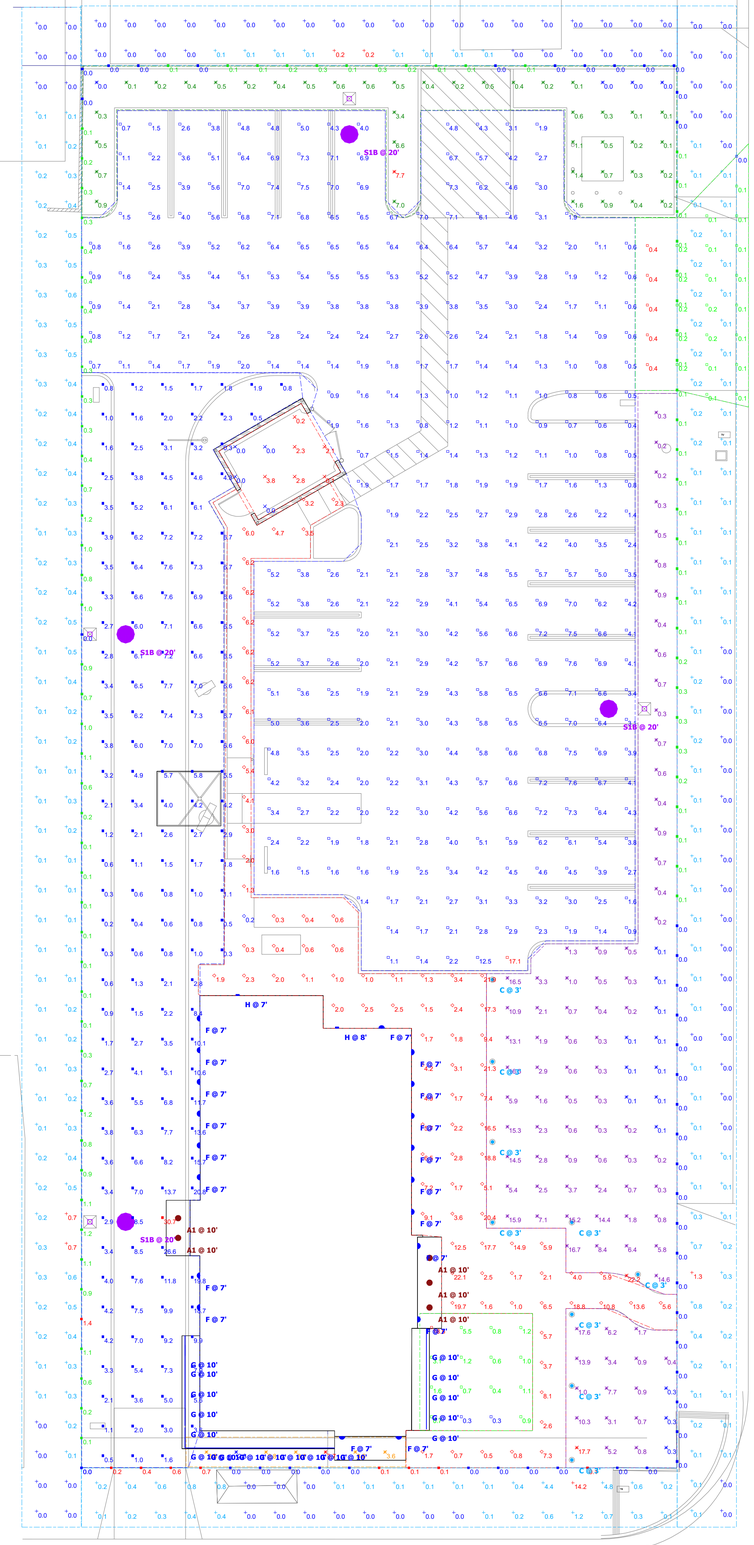
FIXTURE 'C'

FIXTURE 'F'

FIXTURE 'S1B'

FIXTURE 'G'

FIXTURE 'H'



Plan View
Scale - 1" = 12ft

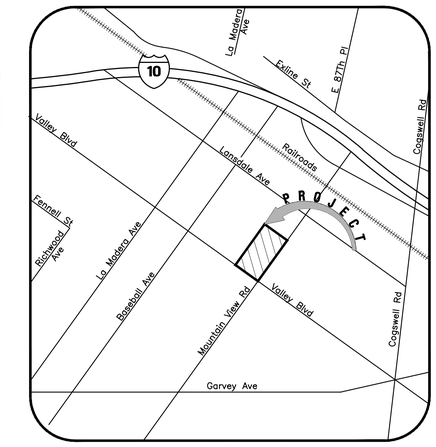
PM DESIGN
Architectural Solutions Group

POLLO CAMPERO - EL MONTE CA
PHOTOMETRIC CALCULATIONS

Designer
C. LOFF PE
Date
01/22/2024
Scale
1" = 12'
Drawing No.

Summary
SITE PHOTOMETRICS

SCALE : 1" = 40'



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1 BASIS OF BEARINGS THE BEARINGS: THE CENTERLINE OF VALLEY BOULEVARD BEING NORTH 50°57' WEST AS PER TRACT NO. 9789 AS SHOWN IN BOOK 181 PAGES 4 AND 5 OF TRACT MAPS AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

2 THE PROPERTY DESCRIBED AND SHOWN HEREON CONTAINS 0.54± ACRES. (23,502.67± S.F.).

3 BENCH MARK:

COUNTY OF LOS ANGELES B.M. NO. G 4053

CSBM MON IN W END C.B. 1M(3.3FT) E/O BCR 13.5M(44FT) N/O C/L GARVEY AVE & 30M(98FT) E/O C/L VALLEY BLVD MKD (BM 12-5A 1971 RE 7078)

ELEVATION= 291.026
DATUM: NAVD 1988

4 THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 06037C1785F, BEARING AN EFFECTIVE DATE OF 9-26-08.

5 ITEM NUMBERS SHOWN HEREON CORRESPOND TO OLD REPUBLIC TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 2676011403-52, DATED AUGUST 23, 2017

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP.

ITEM NUMBERS INDICATED WITH A HEXAGON (⬡) REFLECT ITEMS WHICH ARE PLOTTED HEREON.

SCHEDULE B

1-3 TAXES

4 AN EASEMENT FOR PUBLIC ROAD AND UTILITIES RECORDED FEBRUARY 14, 1933 AS DOCUMENT NO. 1611-B

5 AN EASEMENT FOR PUBLIC ROAD, RECORDED FEBRUARY 20, 1935 AS DOCUMENT NO. 2262-D.

⑥ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1970 AS INSTRUMENT NO. 2290

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN T HE COUNTY OF LOS ANGELES, CITY OF EL MONTE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 235 FEET OF LOT 9 OF TRACT NO. 9789, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181, PAGES 40 AND 41 OF MAPS, IN THE OFFICE OF SAID COUNTY

APN: 8565-013-005

NO.	REVISIONS	DATE

PROFESSIONAL LAND SURVEYOR
DAVID R. CHASTAIN
No. 6761
EXP. 9/30/18
STATE OF CALIFORNIA

PREPARED BY:
DCi ENGINEERING, INC.
LAND SURVEYING & CIVIL ENGINEERING
4420 E. MIRALOMA AVENUE, SUITE A
ANAHEIM, CA 92807
PHONE : (714) 779-3828 FAX (714) 779-3829

PREPARED FOR:
BALDWIN BROTHERS
2540 VILLAGE COMMON DRIVE
ERIE, PA 16506
TELEPHONE: (814) 454-4541
FACSIMILE: (814) 455-3288

TOPOGRAPHIC SURVEY

11863 VALLEY BOULEVARD
EL MONTE, CALIFORNIA 91732

DATE: OCTOBER 04, 2017

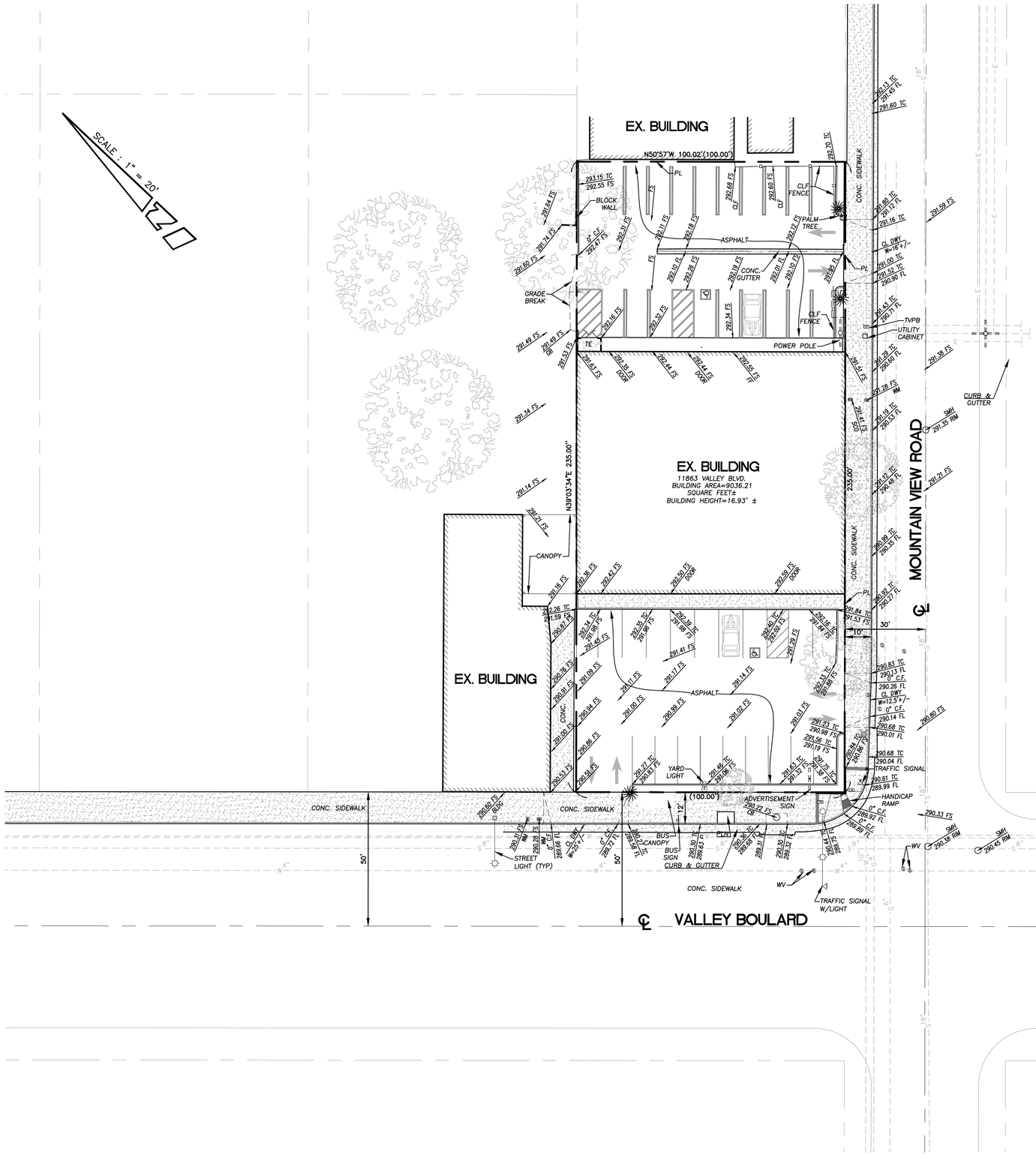
DRAWN BY: DCi

CHECKED BY: CS/DRC

JOB NO: 1714.02

SHEET 1 OF 2

Drawing Name: P:\1\1714 Baldwin\1714.02 El Monte\1714.02.dwg
Last Opened: Oct 04, 2017 - 10:32am by javer



LEGEND:

AC	ASPHALT CONCRETE
AP	ANGLE POINT
BLK	BLOCK
BF	BACK FLOW
BW	BACK OF WALK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
D#	DRIP SIZE (FEET)
DS	DOWN SPOUT
E	ELECTRICAL
ELPB	ELECTRIC PULL BOX
EP	EDGE OF PAVEMENT
E'LY	EASTERLY
EVLT	ELECTRIC VAULT
FD	FOUND
FG	FINISHED GRADE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FS	FINISHED SURFACE
G	GAS
GA	GUY ANCHOR
GM	GAS METER
GV	GAS VALVE
GVLT	GAS VAULT
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
INT	INTERSECTION
MB	MAIL BOX
MH	MANHOLE
(N)	NEW
N'LY	NORTHERLY
PL	PROPERTY LINE
PLN	PLANTER
PP	POWER POLE
PVMT	PAVEMENT
SCO	SEWER CLEAN OUT
SMH	SEWER MANHOLE
SD	STORMDRAIN
SDMH	STORMDRAIN MANHOLE
S'LY	SOUTHERLY
S&W	SPIKE AND WASHER
SL	STREET LIGHT
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
SS	SANITARY SEWER
T	TELEPHONE
T#	TRUNK SIZE (INCHES)
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TSPB	TRAFFIC SIGNAL PULL BOX
TW	TOP OF WALL
TYP	TYPICAL
VLT	VAULT
W	WATER
WL	WALL
W'LY	WESTERLY
WM	WATER METER
WV	WATER VALVE
UNK	UNKNOWN
YL	YARD LIGHT
	POWER POLE W/LIGHT
	TRAFFIC SIGNAL
	CATCH BASIN
	SIGN
	FIRE HYDRANT
	SEWER MANHOLE
	SLOPE
	STORM DRAIN MANHOLE
	BACKFLOW
	EDGE OF PAVEMENT
	GUY ANCHOR
	STREET LIGHT
	WATER VALVE
	BLOCK WALL
	WROUGHT IRON FENCE (WIF)
	CHAIN LINK FENCE
	WOODEN FENCE
	YARD LIGHT POLE
	CONCRETE PAVING
	TREE/PALM TREE

UNDERGROUND UTILITY LEGEND:

G	GAS
W	WATER
SS	SANITARY SEWER
SD	STORM DRAIN
T	TELEPHONE
O	GAS/OIL
E	ELECTRICAL
CATV	CABLE TV
IRR	IRRIGATION LINE

NO.	REVISIONS	DATE

PROFESSIONAL LAND SURVEYOR
DAVID R. CHADWIN
No. 6761
EXP. 9/30/18
STATE OF CALIFORNIA

PREPARED BY:
DCi ENGINEERING, INC.
LAND SURVEYING & CIVIL ENGINEERING
4420 E. MIRALOMA AVENUE, SUITE A
ANAHEIM, CA 92807
PHONE : (714) 779-3828 FAX (714) 779-3829

PREPARED FOR:
BALDWIN BROTHERS
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ERIE, PA 16506
TELEPHONE: (814) 454-4541
FACSIMILE: (814) 455-3288

TOPOGRAPHIC SURVEY

11863 VALLEY BOULEVARD
EL MONTE, CALIFORNIA 91732

DATE: OCTOBER 04, 2017

DRAWN BY: DCi

CHECKED BY: CS/DRC

JOB NO: 1714.02

SHEET 2 OF 2

Drawing Name: P:\17\1714 Baldwin\1714.02 El Monte\1714.02.dwg
Last Opened: Oct 04, 2017 - 10:32am by: piver

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20221095072

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

11/21/22 AT 11:18AM

Pages:
0010

FEES:	66.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	141.00

PCOR SURCHARGE $20.00

LEADSHEET

202211210120030

00022965493

013786828

SEQ:
01

SECURE - Daily

THIS FORM IS NOT TO BE DUPLICATED

E464790

Knox Law Easement

FOR REFERENCE ONLY: 20221095072

RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

Knox Law Firm
120 W. 10th Street
Erie, PA 16501
Attn: Timothy M. Zieziula, Esquire

APNS: 8565-013-005 & 8565-013-004

ACCESS EASEMENT AGREEMENT

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."
THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX is $0.00 CITY TAX $0.00

- ☐ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens or encumbrances remaining at time of sale,
- ☐ Unincorporated area: ☒ City of El Monte, and

This ACCESS EASEMENT AGREEMENT ("Easement Agreement") is made by and between **J.C.G. PARTNERSHIP**, a Pennsylvania general partnership, having its principal place of business at 2540 Village Common Drive, Erie, Pennsylvania 16506 ("Grantor"), andFAMILIA ROWAN PROPERTIES, LLC, a California limited liability company, with a mailing address of 4136 E. Cesar E Chavez Avenue, Los Angeles, CA 90063 (collectively "Grantee").

WHEREAS, Grantor is the owner of an improved parcel of real property commonly known as 11863 East Valley Boulevard, El Monte, CA 91732 which parcel is more specifically identified as Assessor's Parcel Number 8565-013-005 (hereinafter referred to as the "JCG Parcel");

LEGAL DESCRIPTION APN 8565-013-005 ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

WHEREAS, Grantee is the owner of an improved parcel of real property commonly known as 11859 East Valley Boulevard, El Monte, CA 91732 which parcel is more specifically identified as Assessor's Parcel Number 8565-013-004 (hereinafter referred to as the "Ramirez Parcel;

LEGAL DESCRIPTION APN 8565-013-004 ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

WHEREAS, the Ramirez property is located immediately adjacent and to the west of the JCG Parcel;

WHEREAS, Grantee desires to utilize a portion of the JCG Parcel in common with the Grantor for ingress and egress to and from the Ramirez Parcel from Mountain View Road and Grantor is willing to consent to such use in accordance with the terms of this Easement Agreement; and,

WHEREAS, it is the intent of the Grantor to convey to Grantee and their heirs and assigns a permanent easement for the purposes described herein.

NOW, THEREFORE, the parties hereto intending to be legally bound hereby agree as follows:

1. Grantor hereby grants onto Grantee, and their heirs and assigns, a non-exclusive easement for vehicular and pedestrian access upon and across that portion of the JCG Parcel identified on "Exhibit A" as the "Easement Area" which exhibit is attached hereto and made apart hereof. The Easement Area runs in an east-west direction and provides access to the Ramirez Parcel from Mountain View Road. The Easement Area may be utilized by Grantee, and their heirs and assigns as well as Grantee's guests and invitees.

2. Grantor shall maintain the Easement Area as necessary in order to keep the Easement Area in good condition, free of any trash or debris, ice or water. The actual and reasonable out-of-pocket cost and expense of all such maintenance, repair, and replacement of the Easement Area ("Maintenance Costs") shall be borne solely by the Grantor for a period of one (1) year following the date of this Easement Agreement. Following the initial one (1) year period described above, Grantor and Grantee shall each be responsible for 50% of the Maintenance Costs. Notwithstanding the foregoing, Maintenance Costs arising out of Grantee's or Grantee's guests' or invitees' negligent or reckless conduct shall be the sole responsibility of Grantee. The Grantor shall be responsible for coordinating and arranging the necessary maintenance. repairs, and replacements with regard to the Easement Area. Following the initial one (1) year period described above, Grantor shall bill the Grantee for its 50% share of the Maintenance Costs from time to time (but not more than monthly). Grantee shall pay such invoices within fifteen (15) days of having received such invoice. If such payments are not received within such time frame, the amount due

shall bear interest from the invoice date until paid at an annual rate equal to the then current "prime" interest rate (as published by the Wall Street Journal, or similar successor national business publication if the Wall Street Journal is no longer being published) plus four percent, and the Grantor shall have the right to pursue collection of such amount pursuant to all available remedies at law or in equity.

3. Grantee and their heirs and assigns agree to indemnify, defend and hold harmless Grantor and its successors and assigns from and against any and all claims, actions, damages, proceedings and judgments of any kind or nature, and from and against any and all costs and expenses, including reasonable attorney fees, resulting from or arising out of, or in connection with the use and/or occupancy of the Easement Area by Grantee and its guests and invitees, unless such liability arises due to the fault or negligence of the Grantor. Grantees, on behalf of themselves and their heirs and assigns, hereby acknowledge that they are entering upon the JCG Parcel by and through this Easement Agreement at their own risk and hereby release, remise, and irrevocably waive any and all claims that Grantee may have against Grantor, or its successors and assigns, for any losses, injuries or damages arising out of, in connection with, or relating to this Easement Agreement, except to the extent caused by the actions or negligence of Grantor

4. Grantee shall obtain and maintain liability insurance with respect to the Easement Area, providing for coverage for injury to person or property in reasonable and customary amounts and reasonably acceptable to Grantor. Proof of such insurance shall be delivered to Grantor upon request. The insurance coverage provided by Grantee may not be terminated without ten (10) days advanced written notice to Grantor.

5. Grantor shall not interfere with, obstruct or endanger any rights granted in this Easement Agreement and no building or other structure or obstruction of any kind will be hereafter erected by Grantor or permitted to exist on or within the Easement Area, excepting cases of emergency or for routine and necessary repairs, replacements and maintenance of the Easement Area.

6. All notices permitted or required by this Easement Agreement shall be given in writing and shall be considered given (i) upon receipt if hand delivered or emailed with receipt to the party or person intended, or (ii) one business day after deposit with a nationally recognized overnight commercial courier service, air bill prepaid, or (iii) three (3) days after deposit in the United States mail postage prepaid, by certified or registered mail, return receipt requested, addressed by name and address to the party or persons intended as follows:

Grantor: JCG Partnership, 2540 Village Common Drive, Erie, Pennsylvania 16506.

Grantee: Francisco Ramirez and Amalia Ramirez 4136 E. Cesar E Chavez Avenue, Los Angeles, CA 90063.

Any party may, by written notice to the other party, designate a change of address for the purpose aforesaid

7. Grantor shall have the right to terminate this Easement Agreement at any time if deemed necessary due to development or redevelopment of the JCG Parcel by providing Grantee sixty (60) days advanced written notice. Upon the termination of the Easement Agreement, Grantee's rights to use the Easement Area shall be terminated and Grantee expressly waives and forever releases and relinquishes all rights in the JCG Parcel by prescription, license, lease or easement (actual or otherwise). Grantor is unilaterally entitled to execute and record documents confirming termination of Grantee's rights in the JCG Parcel.

8. The Easement Agreement is binding upon and benefits the parties, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Access Easement Agreement this 8th day of November, 2022.

GRANTOR:

J.C.G. PARTNERSHIP,
a Pennsylvania general partnership

By: _____
Name: Gregory S. Baldwin
Title: Manager

ACKNOWLEDGMENT OF LANDLORD

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ERIE)

On this 8th day of November, 2022, before me, the undersigned, a Notary Public in and for the Commonwealth of Pennsylvania, duly commissioned and sworn, personally appeared **Gregory S. Baldwin**, to me known as, or providing satisfactory evidence that he is the Manager of J.C.G. PARTNERSHIP, Pennsylvania general partnership, the Manager that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said general partnership for the uses and purposes therein mentioned and on oath stated that he/she is authorized to execute said instrument.

I certify under PENALTY OF PERJURY under the laws of the Commonwealth of Pennsylvania that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Linda Sue Wagner, Notary Public
Erie County
My commission expires April 11, 2026
Commission number 1240804
Member, Pennsylvania Association of Notaries

(Place Notary Seal above)

Signature Linda Sue Wagner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Pennsylvania
County of Erie)

On 11/8/2022 before me, Linda Sue Wagner, Notary Public
(insert name and title of the officer)

personally appeared Gregory S. Baldwin
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Linda Sue Wagner, Notary Public
Erie County
My commission expires April 11, 2026
Commission number 1240804
Member, Pennsylvania Association of Notaries

Signature Linda Sue Wagner (Seal)

IN WITNESS WHEREOF, the parties have executed this Access Easement Agreement this 4th day of November, 2022.

GRANTEE:

FAMILIA ROWAN PROPERTIES, LLC.,
a California limited liability company

By: MAYRICKY INVESTMENTS, LLC,
a California limited liability company
Its: Manager

By: _____
Name: Enrique Rodriguez, III
Its: Manager

ACKNOWLEDGEMENT OF GRANTEE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On this, the 4 day of November, 2022, before me, a Notary Public, the undersigned officer, personally appeared Enrique Rodriguez III, manager of FAMILIA ROWAN PROPERTIES, LLC, known to me (or satisfactorily proved) to be the person whose name is subscribed to the within instrument, and acknowledge that (he) or she executed the same for the purpose therein contained..

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Name: Mia Lopez-Rodriguez
(typed or printed)

(Area reserved for official notarial seal)

MIA LOPEZ-RODRIGUEZ
Commission No. 2297250
NOTARY PUBLIC-CALIFORNIA
2297250 COUNTY
My Comm. Expires JULY 16, 2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 11/4/2022 before me, Mia Lopez-Rodriguez, Notary Public
(insert name and title of the officer)

personally appeared Enrique Rodriguez, III,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MIA LOPEZ-RODRIGUEZ
Commission No. 2297250
NOTARY PUBLIC-CALIFORNIA
2297250 COUNTY
My Comm. Expires JULY 16, 2023

Signature _____ **(Seal)**

EXHIBIT A

The land referred to is situated in the County of Los Angeles, City of El Monte, State of California, and is described as follows:

The Southwesterly 235 feet of Lot 9 of Tract 9789, in the City of El Monte, County of Los Angeles, State of California, as per map recorded in Book 181, Pages 40 and 41 of Maps, in the Office of the County Recorder of said County.

APN: 8565-013-005

EXHIBIT B

The land referred to is situated in the County of Los Angeles, City of El Monte, State of California, and is described as follows:

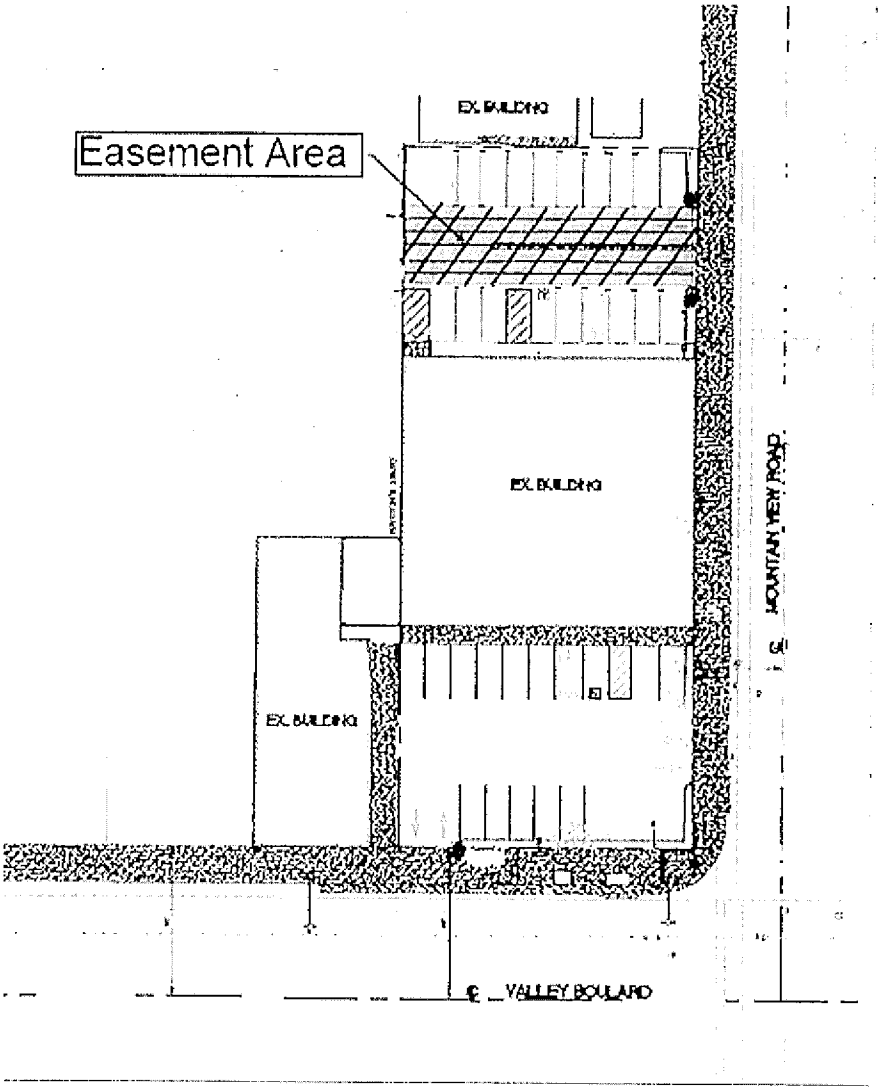
That portion of Lot 8 of Tract 9789, in the City of El Monte, County of Los Angeles, State of California, as per map recorded in Book 181, Pages 40 and 41 of Maps, in the Office of the County Recorder of said County, lying southeasterly 50 feet, measured at right angles, from the northeast line of said lot.

APN: 8565-013-004

2383930.v2

EXHIBIT C

Easement Area



CATEGORICAL EXEMPTION AND ENVIRONMENTAL ASSESSMENT

POLLO CAMPERO RESTAURANT
11863 VALLEY BOULEVARD
EL MONTE, CALIFORNIA 91732

LEAD AGENCY:

CITY OF EL MONTE
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
11333 VALLEY BOULEVARD
EL MONTE, CALIFORNIA 91731

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

AUGUST 1, 2024

ELMT 038

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APPENDICES (UNDER A SEPARATE COVER)

Appendix A – Air Quality Report
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CATEGORICAL EXEMPTION

TO: Los Angeles County Registrar Recorder
Los Angeles County Clerk, Main Office
12400 Imperial Highway
Norwalk, California 90650

FROM: City of El Monte
Community and Economic Development Department.
Planning Division
11333 Valley Boulevard
El Monte, California 91731

NAME: Pollo Campero Restaurant

ADDRESS: 11863 Valley Blvd, El Monte, California, 91732.

CITY/COUNTY: City of El Monte, Los Angeles County.

APPLICANT: VANDANA KELLAR, ARCHITECT, LEED AP

PROJECT: The City of El Monte, in its capacity as a Lead Agency, is undergoing a project that would demolish an existing 9,000 square foot commercial retail building and developing a 2,598 square foot drive-thru restaurant, Pollo Campero, with a 400 square foot outdoor dining area. The project site consists of approximately 23,582 square foot (0.54 acres) in land area. The address of the project site is 11863 Valley Boulevard in the City of El Monte. The Assessor's Parcel Number (APN) is 8565-013-005. The project site's land use designation *is Urban Multiuse*. The project site's current use is a dual-tenant commercial retail building. The former structure will be demolished to accommodate the new development and the driveway off Mountain View Road, closest to Valley Boulevard will be removed. The proposed project would include the redevelopment of the site into a drive-thru restaurant, new parking lot, new trash enclosure, and modification of the existing driveway entrances. The existing bus stop would remain. The new restaurant will operate Monday to Sunday from 9 AM to 10 PM and is anticipated to have 10 employees per shift.

EXEMPTION: The project qualifies as exempt pursuant to CEQA Guidelines Section 15332 (Class 32 Infill Development Exemption).

STATUS:

___ Ministerial (Section 21080 (b)(1); (Section No. _____);
___ Declared Emergency (Section 21080 (b)(3); (Section No. _____);
___ Emergency Project (Section 21080 (b)(4); (Section No. _____);
___ Statutory Exemption (Section No. _____);
√ Categorical Exemption (Section No. 15332, Infill Exemption).
___ The activity is not subject to CEQA (Section No. _____);
___ Other.

CITY CONTACT Debra Martinez, Assistant Planner
City of El Monte Community and Economic Development Department
Planning Division
11333 Valley Boulevard
El Monte, California 91731

Signature_____ Date: _____

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1. INTRODUCTION

The City of El Monte, in its capacity as a Lead Agency, is reviewing a proposed project that would involve the demolition of an existing 9,000 square foot commercial retail building and the subsequent development of a 2,598 square foot, drive-thru fast-food restaurant, Pollo Campero. The Pollo Campero project will include a new 2,598 square foot restaurant located towards the south property line. The new parking lot will located behind the restaurant and the drive-thru lane is located west of the restaurant. The project site consists of approximately 23,582 square foot (0.54 acres) in land area. The address of the project site is 11863 Valley Boulevard in the City of El Monte. The Assessor's Parcel Number (APN) is 8565-013-005. The project site's land use designation *is Urban Multiuse*. The project site's current use is a dual-tenant commercial retail building. The former structure will be demolished to accommodate the new development and the driveway off Mountain View Road, closest to Valley Boulevard will be removed. The proposed project would include the redevelopment of the site into a drive-thru restaurant, new parking lot, new trash enclosure, and modification of the existing driveway entrances. The existing bus stop would remain. The new restaurant will operate Monday to Sunday from 9:00 AM to 10:00 PM and is anticipated to have 10 employees per shift. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Notice of Exemption (NOE) may be filed if the City of El Monte, in its capacity as the Lead Agency for the proposed project, determines that a proposed action or project is exempt from CEQA. According to the CEQA Guidelines, a NOE must contain the following information:

- A description of the proposed action or project;
- A finding that the proposed action or project is exempt, including a citation of the State CEQA Guidelines section or statute under which the project is found to be exempt; and,
- A brief statement in support of the finding.[1]

The analyses of potential impacts that support the Categorical Exemption's (CE's) findings are provided herein in Section 5.0, Findings Supporting the Applicable CEQA Exemption. This CE and the supporting environmental analysis represent the City's independent judgment and the position of the City of El Monte, in its capacity as the Lead Agency.

2. PROJECT LOCATION

The project site is located within the southeast portion of the City of El Monte. The City of El Monte is located in the San Gabriel Valley, approximately 13 miles east of downtown Los Angeles. The City of El Monte is bonded by the City of Arcadia and Temple City on the north, City of Rosemead on the west, Baldwin Park and unincorporated Los Angeles County on the east, and the City of South El Monte on the south. Regional access to El Monte is possible from two area freeways: the San Gabriel River Freeway (I-05), which extends along the City's east side in a north-south orientation and the San Bernardino Freeway (I-10) which transverse the central portion of the City in an east-west orientation.[2] The location of the City of El Monte in a regional context, is shown in Exhibit 1. A citywide map is provided in Exhibit 2 indicating the site's location in the City.

The project site is located on the northwest corner of Mountain View Road and Valley Boulevard. The site's address is 11863 Valley Boulevard. The Assessor's Parcel Number (APN) that is applicable to the project site

[1] CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 15332).

[2] Google Maps and City of El Monte Zoning Map. Website accessed on June 20, 2024.

is 8565-013-005. The project site's coordinates are 34.06420 N, -118.02077 W. A local map is provided in Exhibit 3. An aerial photograph of the project site is shown in Exhibit 4.

3. ENVIRONMENTAL SETTING

The project site is located on a developed property. The existing site is a dual-tenant commercial building located in the center of the site with two parking lots on the front and the rear of the lot. The Pollo Campero project will include a new 2,598 square foot restaurant located towards the south property line. The new parking lot will located behind the restaurant and the drive-thru lane is located west of the restaurant. An aerial photograph of the project site is provided in Exhibit 4. The surrounding land uses include the following:[3]

- *North of the Site:* A single-family residence is located along the north property line. This area is zoned as *Medium Density-Multiple-Family Dwelling (R-3).*[4]
- *South of the Site:* Valley Boulevard extends along the project's south side. The Hong Kong Square, a commercial development is located further south, south of Valley Boulevard. This area is zoned as *Mixed Multiuse (MMU).*[5]
- *West of the Site:* The La Blanquita Market is located adjacent to the project site, on the west side (11859 Valley Blvd). This area is zoned as *General Commercial (C-3).*[6]
- *East of the Site:* Mountain View Road extends along the project site's east side. Further east, across Mountain View Road there is a commercial retail building. This area is zoned as *General Commercial (C-3).*[7]

The environmental setting of the project site and the surrounding area are summarized in Table 1.

Table 1 Environmental Setting

Location	Existing Use	Zoning Designation
Project Site	Dual-tenant Commercial Building	General Commercial (C-3)
North of the Site	Single-Family Residential	Medium Density Multi-Family Dwelling (R-3)
South of the Site	Valley Blvd & Commercial Development	Mixed Multiuse (MMU)
West of the Site	Grocery Store (La Blanquita Market)	General Commercial (C-3)
East of the Site	Mountain View Road & Commercial Building	General Commercial (C-3)

Source: Blodgett Baylosis Environmental Planning

[3] Google Maps and City of El Monte Zoning Map. Website accessed on June 20, 2024.

[4] Ibid.

[5] Ibid.

[6] Ibid.

[7] Ibid.

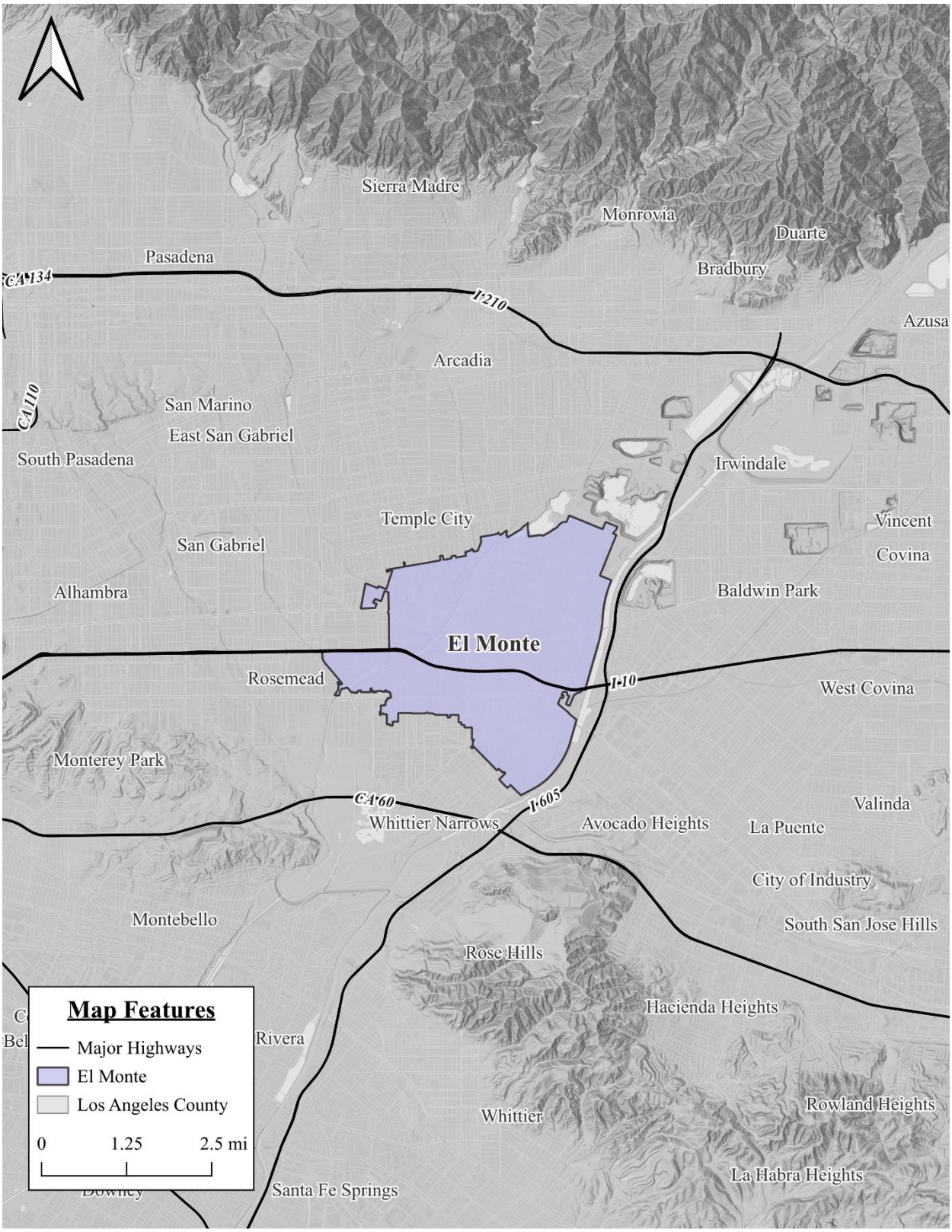

EXHIBIT 1 REGIONAL MAP

Source: Blodgett Baylosis Environmental Planning

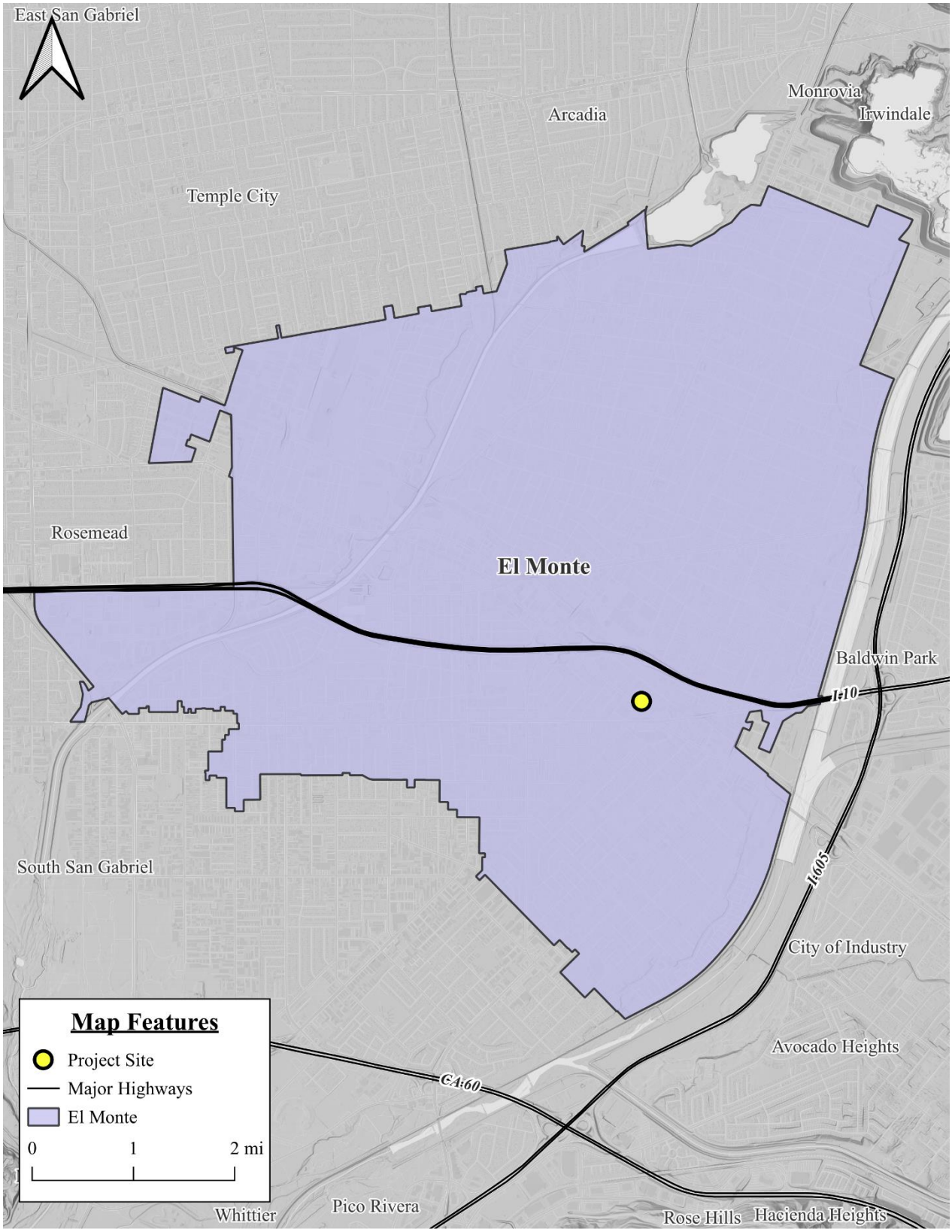

EXHIBIT 2 CITYWIDE MAP

Source: Blodgett Baylosis Environmental Planning

EXHIBIT 3 LOCAL MAP
Source: Blodgett Baylosis Environmental Planning

EXHIBIT 4 AERIAL PHOTOGRAPH
Source: Google Maps

EXHIBIT 5 ON-SITE PHOTOGRAPHS
Source: Blodgett Baylosis Environmental Planning

4. PROJECT DESCRIPTION

The Pollo Campero project involves demolition of a 9,000 square foot commercial retail building and the construction of a new 2,598 square foot fast food, drive-thru restaurant. A new parking lot will be developed at the rear of the building and the driveway on Mountain View Road, closest to Valley Boulevard will be closed. The driveway on Valley Boulevard will be designated one-way and will serve the drive-thru lane on the west of the site. The restaurant will be open from 9 AM to 10 PM from Monday through Sunday and is anticipated to have 10 employees per shift. The restaurant will have 6 tables and 9 booths as well as a 400 square foot outdoor patio for seating. The key project elements are summarized below:

- *Site Plan*. The proposed project would involve the construction of a new drive-thru restaurant within the 0.54-acre project site. Site coverage is 11% of the total site area. The existing structure would be demolished to accommodate the new building and other improvements. The new building will be located at the southern portion of the site, the new parking lot will be located on the portions of the site to the rear of the site, and the drive-thru is located west of the restaurant.
- *Restaurant*. The drive-thru fast food restaurant has a floor area of 2,598 with a 400 square foot outdoor seating area attached to the east of the restaurant. The drive-thru lane, order board, and window are located on the west side of the restaurant and can accommodate 7 vehicles. A total of 20 parking stalls are provided, including 2 ADA spaces and 4 Electric Vehicle Capable Spaces. A designated loading zone space is provided and is located in the north of the project site. There is also a new trash enclosure located next to the drive-thru lane which opens facing the driveway on Mountain View Road.
- *Access and Circulation*. Access to the proposed project would be provided by 1 driveway connection Mountain View Road located at the rear of the site that is 29-feet in width. A secondary one-way driveway is located on the southwest of the site and serves as the exit for the drive-thru. An additional connection to the adjacent property on the west is located on the opposite side of the driveway on Mountain View Road. Access to the drive-thru is at the rear of the site, adjacent to the connection to the adjacent property.
- *Parking*. *A* total of 19 parking spaces are required under the City's off-street parking requirements and 20 are provided. Of the total, 6 stalls and the loading zone are on the rear of the site and facing the north property line and the remaining 14 spaces 14 (including 2 ADA and 4 EV spaces) are in the center of the lot.
- *Landscaping*. Landscaped areas would total 5,997 square feet or approximately 25.4% of the site. Landscaping would be located around the parking lot and perimeter of the site. The landscaping would consist of 16 trees and 483 shrubs. The existing landscaping includes 3 trees, two of which would be removed, and one Ficus east of the project site would remain.
- *Utilities*. The proposed project will connect to an existing 4-inch water line and 18-inch sewer line in Mountain View Road.

The physical characteristics of the proposed project are summarized in are summarized in Table 2.

Table 2 Summary of Proposed Project

Building Type	Description
Site Plan	23,582 sq. ft. (0.54 acres)
Restaurant	2,589 sq. ft. Restaurant 400 sq. ft. Patio
Access and Circulation	2-Way driveway on Mountain View Road 1-Way driveway on Valley Boulevard Connection to adjacent west property
Parking	20 spaces, 2 ADA and 4 EV
Landscaping	5,997 sq. ft.
Utilities	Connections to water and sewer line in Mountain View Road

Source: PM Design.

The proposed site plan is shown in Exhibit 6.

5. CATEGORICAL EXEMPTION FINDINGS

The City of El Monte is required to make the following environmental findings in support of this Infill Exemption (refer to CEQA Guidelines §15332).[8] The analysis in support of the findings is summarized under each finding and where required, a more detailed technical analysis is provided in the Appendices.

- *Section 15332 (a)*. The project must be consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations (refer to Section 5.1).
- *Section 15332 (b)*. The proposed development site is located within the City limits on a project site of no more than five acres. The site is substantially surrounded by urban development (refer to Section 5.2).
- *Section 15332 (c)*. The project site has no value as habitat for endangered, rare or threatened species (refer to Section 5.3).
- *Section 15332 (d)*. The approval of the proposed project must not result in any significant effects relating to traffic, noise, air quality, or water quality (refer to Section 5.4).
- *Section 15332 (e)*. The approval of the proposed project must not result in any significant effects on utilities and public services. (refer to Section 5.5).
- *(Section 15300.2 [c][d][[e])*. In addition to the above requirements, the proposed infill project must not result in any significant adverse impacts that would include any of the following impacts outlined herein in Section 5.6:

[8] CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).

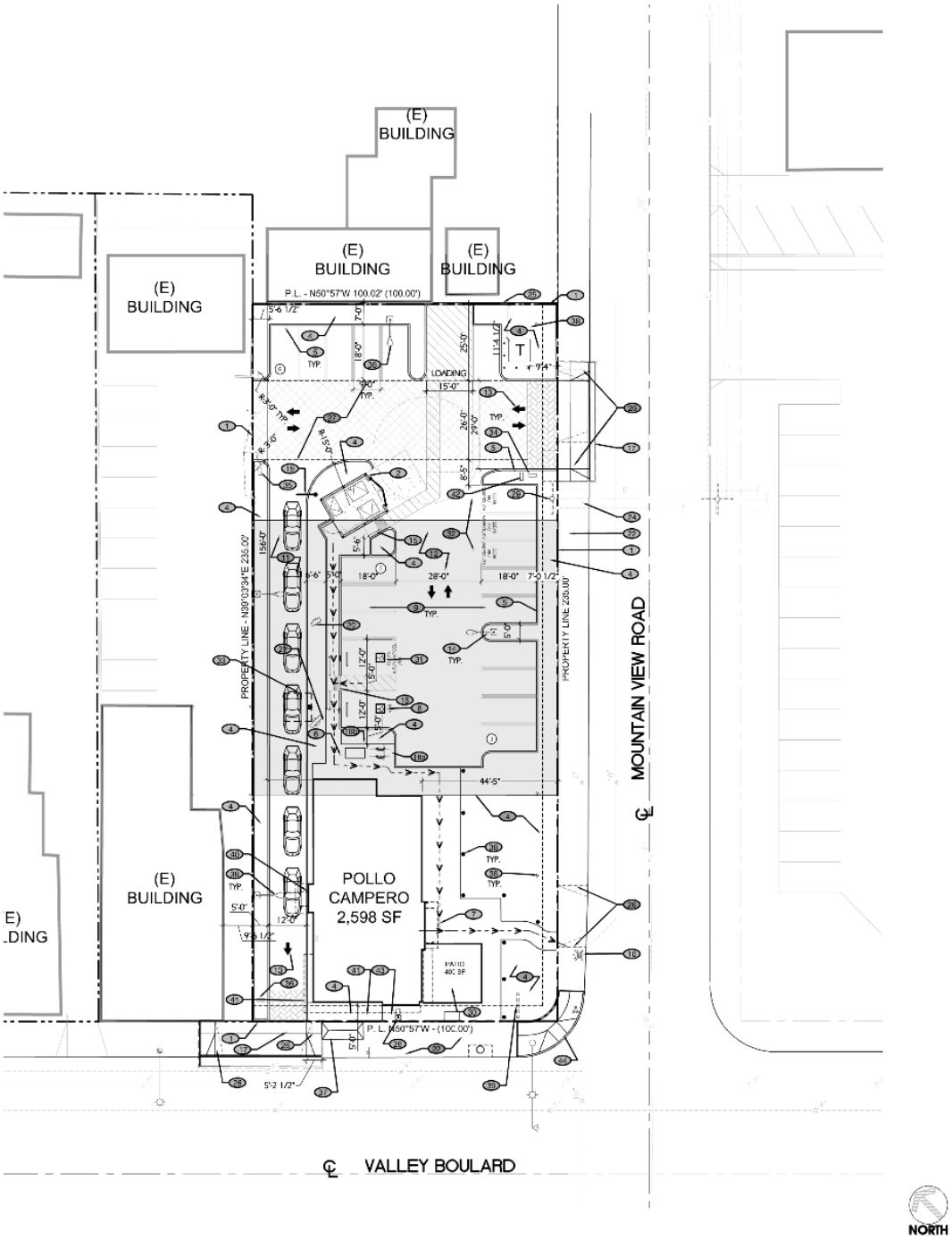

EXHIBIT 6 SITE PLAN
Source: PM Design

- The approval of the proposed project must not result in any dislocation impacts (refer to Section 5.6.1).
- The approval of the proposed project must not result in any impacts on sensitive environmental resources (refer to Section 5.6.2).
- The project must not impact scenic natural views (refer to Section 5.6.3).
- The project site is not located within an area, nor does it include a site, the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being on a Cortese site. (refer to Section 5.6.4).
- The proposed project would not result in any adverse impacts on historic resources (refer to Section 5.6.5).

- The proposed project would not require any permits or approvals from State responsible or trustee agencies (refer to Section 5.6.6).

FINDING 5.1. - LAND USE COMPATIBILITY (CEQA SECTION 15332 (A)

THRESHOLDS OF SIGNIFICANCE

To be categorically exempt, the proposed project must be consistent with the applicable El Monte land use designations (General Plan and Zoning).

ENVIRONMENTAL ANALYSIS

The project site is located on a developed property. The existing site is a dual-tenant commercial retail building. The former retail building is centrally located within the site and is surrounded by hardscape surfaces. An aerial photograph of the project site is provided in Exhibit 4. Photographs of the project site are provided in Exhibit 5. The surrounding land uses include the following:[9]

- *North of the Site:* A single-family residence is located adjacent to the north property line. This area is zoned as *Medium Density-Multiple-Family Dwelling (R-3).*[10]
- *South of the Site:* Valley Boulevard extends along the project's south side. The Hong Kong Square, a commercial development is located further south, south of Valley Boulevard. This area is zoned as *Mixed Multiuse (MMU).*
- *West of the Site:* The La Blanquita Market is located adjacent to the project site, on the west side (11859 Valley Blvd). This area is zoned as *General Commercial (C-3).*[11]
- *East of the Site:* Mountain View Road extends along the project site's east side. Further east, across Mountain View Road there is a commercial retail building. This area is zoned as *General Commercial (C-3).*[12]

[9] Google Maps and City of El Monte Zoning Map. Website accessed on June 20, 2024.

[10] Ibid.

[11] Ibid.

[12] Ibid.

The proposed project would not require a zone change or general plan amendment. The proposed project and commercial use are consistent with the existing surrounding land uses and development. *The project is consistent with this finding and the impacts would be less than significant.*

FINDING 5.2 - PROJECT SITE SIZE (CEQA SECTION 15332 (B)

THRESHOLDS OF SIGNIFICANCE

To be categorically exempt, the proposed project must be located within the City limits on a project site of no more than five acres.

ENVIRONMENTAL ANALYSIS

The proposed project site is located within the southeast portion of the City of El Monte on a project site consisting of less than five acres. The proposed project would involve the construction of a new drive-thru fast food restaurant within the 0.54-acre project site. As indicated herein in Section 5.1, the site is surrounded by urban development. *Therefore, less than significant project impacts would result.*

FINDING 5.3 - HABITAT VALUE (CEQA SECTION 15332 (C)

THRESHOLDS OF SIGNIFICANCE

To be categorically exempt, the proposed project must be located on a site that has no value as habitat for endangered, rare or threatened species.

ENVIRONMENTAL ANALYSIS

The proposed project site in its entirety is fully developed with no areas of native and natural habitat. The site is covered-over in both impervious surfaces that includes the existing commercial building, surface pavement, and limited amount of landscaping. The project site's isolation from other natural open space areas limits its utility as a habitat or an animal migration corridor. The project site and the surrounding areas are not conducive for the survival of any special status species due to the lack of suitable riparian and/or natural habitat. Constant disturbance from traffic on Valley Boulevard and Mountain View Road as well as other human activity further limits the site's utility as a sensitive habitat or migration corridor.[13] Since the site is located within an established urban area that extends along the Valley Boulevard corridor and lacks suitable habitat, the site's utility as a natural habitat and migration corridor is restricted. No natural habitat is present in the area. *Therefore, less than significant project impacts would result.*

[13] Google Maps and City of El Monte Zoning Map. Website accessed on June 21, 2024.

FINDING 5.4 - SIGNIFICANT EFFECTS (TRAFFIC, NOISE, AIR, PUBLIC SERVICES AND UTILITIES) (CEQA SECTION 15332 (D)

5.4.1 TRAFFIC

THRESHOLDS OF SIGNIFICANCE

To be categorically exempt, the proposed project must not result in any significant effects relating to traffic. A significant traffic impact will be first determined by the number of vehicle trips that will be generated by the proposed project and the attendant vehicle miles travelled (VMT) impacts.

ENVIRONMENTAL ANALYSIS

Traffic Generation

The proposed project will be replacing a commercial retail building with a drive-thru restaurant. The trip generation for the proposed project has been developed using the rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) for Land Use Code 934 – "Fast Food Restaurant w/Drive-Thru." The new project will provide 20 spaces of on-site parking and have a drive-thru lane that can accommodate approximately 7 vehicles. Similarly, Land Use Code 882 – "Shopping Center with less than 40,000 sf" was used for the existing building. The net new project trip generation is summarized in Table 3.

Table 3 Project Trip Generation

Land Use	ITE Code	Quantity	AM Peak Hour	PM Peak Hour	Average Daily Traffic (ADT)
Proposed Fast Food Drive-thru Restaurant	ITE 934	2,598 sq. ft.	57	38	1,215
Pass-By-Reduction (50%-AM, 55%-PM)	--		-59	-48	-608
Proposed Project Trips			57	38	607
Shopping Center (<40k)	ITE 822	9,000 sq. ft.	2.36	38	-490
Net Additional Project Trips			36 trips	-22 trips	117 trips

As shown in Table 3, the project is anticipated to generate 117 net daily trips, with 36 more trip ends occurring during the AM (morning) peak hour and 22 less trip ends occurring during the PM (evening) peak hour. The project generates fewer than 100 new trips during either peak hour, therefore a full traffic study is not necessary.

Vehicle Miles Travelled

The City has adopted thresholds of significance for determining impacts related to vehicle miles traveled (VMT) consistent with the California Office of Planning and Research's Technical Advisory. The City's Transportation Impact Analysis (TIA) Guidelines are used to determine whether a project would adequately reduce total VMT, and as such, determined the following screening criteria for certain land development projects that may be presumed to result in a less than significant VMT impact:

- *Transit Priority Area*. The project is not located within an existing or planned Transit Priority Area (TPA). Therefore, this screening criteria does not apply to this project.

- *Low VMT Area Screening*. The project is not located within a low VMT area. Therefore, this screening criteria does not apply to this project.
- *Project Type Screening*. If a retail project is less than 25,000 square feet and is local serving, a less than significant impact can be presumed. Local serving retail involves improving the convenience of obtaining goods or services close to home which can reduce vehicle travel. Since the proposed project entails a 2,598 square foot fast food restaurant with a drive-thru, this falls below the 25,000 square feet limit. Therefore, the project meets this criterion.

Based on the City's Guidelines, if the project meets one of the three screening criteria, a less than significant impact can be made and no further analysis is required. *Since the proposed project is only 2,598 square feet and below the 25,000 square foot ceiling, the trip generation and the VMT impacts resulting from the proposed project would be less than significant.*

5.4.2 NOISE

THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to noise. A significant noise impact would potentially result if the proposed project would potentially impact noise sensitive land uses in the area or create noise levels that would exceed located noise regulations. Consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, a significant impact related to noise would occur if a proposed project were determined to result in any of the following impacts:

- *Noise and Land Use Compatibility*. The generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- *Ground-Borne Vibration Noise*. The generation of excessive ground-borne vibration or ground-borne noise levels; or
- *Aircraft/Airport Noise Exposure*. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. Noise levels may also be expressed as dBA where an "A" weighting has been incorporated into the measurement metric to account for increased human sensitivity to noise. The A-weighted measurements correlate well with the perceived nose levels at lower frequencies. Noise may be generated from a point source, such as a piece of construction equipment, or from a line source, such as a road containing moving vehicles. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.[14]

[14] Bugliarello, et. al., *The Impact of Noise Pollution,* Chapter 127, 1975.

Noise may be generated from a point source, such as machinery, or from a line source, such as a roadway segment containing moving vehicles. Because the area of the sound wave increases as the sound gets further and further from the source, less energy strikes any given point over the surface area of the wave. This phenomenon is known as "spreading loss." Due to spreading loss, noise attenuates (decreases) with distance. Stationary, or point, noise subject to spreading loss experiences a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance.[15] Based on the principles of spreading loss noise levels would decrease by 6.0 dBA for every doubling distance beginning with the first 50 feet for point sources (speakers, construction equipment) and approximately 4.5 dBA over a soft surface such as vegetation. [16] Meanwhile, line sources (roadways, railroads) experience a 3.0 dBA reduction for every doubling of the distance. Objects that obstruct the line-of-sight between a noise source and a noise receptor reduce noise generated by or within the noise source. Operational noise is expected to decrease by an additional 6.0 dBA at the neighboring residential uses based on the principals of spreading loss.[17]

ENVIRONMENTAL ANALYSIS

The project site is located in an urbanized setting that contains both commercial and residential uses. The predominant source of noise in the area is related to traffic travelling on Valley Boulevard and Mountain View Road located adjacent to the site. The I-10 Freeway is also located north of the project site approximately 900 feet. An *Extec* Digital Sound Meter was used to conduct the on-site noise measurements. The noise levels were measured using the decibel (dB) metric. The dBA metric uses an "A" frequency weighting to allow for increased sensitivity during the night-time and early morning periods. For purposes of this analysis, the decibel (dB) metric and dBA metric should be considered the same. The noise meter was calibrated using an "A" weighting with the slow response setting.

A series of 100 discreet noise measurements were recorded on Thursday, June 27, 2024, at 9:54 AM within a 30-minute time period at the project site (11863 Valley Boulevard). The average ambient noise level was recorded at 65.9 dBA, with the main source of ambient noise coming from street traffic travelling on Valley Boulevard and Mountain View Road. Table 4 indicates the variation in noise levels over time during the measurement period. For example, the L_{50} represents the noise levels that were exceeded during the measurement period 50 percent of the time (half the time the noise level exceeded this level and half the time the noise level was less than this level). The median ambient exterior noise level (L_{50}) was 65.3 dBA at the measurement location. The relatively high noise levels shown in Table 4 was from traffic on Valley Boulevard and Mountain View Road.

[15] United States Department of Transportation – Federal Highway Administration. *Transit Noise and Vibration Impact Assessment Manual.* Report dated September 2018.

[16] Ibid.

[17] United States Department of Transportation – Federal Highway Administration. *Transit Noise and Vibration Impact Assessment Manual.* Report dated September 2018.

Table 4 Noise Measurement Results

Noise Metric	Noise Level (dBA)
L_{max} (Maximum Noise Level)	78.0 dBA
L^{99} (Noise levels <99% of time)	76.2 dBA
L^{90} (Noise levels <90% of time)	70.4 dBA
L^{75} (Noise levels <75% of time)	67.9 dBA
Median Noise Level	65.3 dBA
L_{min} (Minimum Noise Level)	60.7 dBA
Average Noise Level	65.9 dBA

Source: Blodgett Baylosis Environmental Planning

Noise and Land Use Compatibility Impacts.

The El Monte Municipal Code establishes the following noise level standards for commercial and multiuse land uses: 65 dBA between the hours of 7:00 AM and 10:00 PM and 60 dBA between 10:00 PM and 7:00 AM. City noise standards indicates that these levels are not exceeded by 10 dBA for a cumulative period of one minute in an hour, or by 15 dBA for any period of time (less than one minute in an hour). The City also limits the use of power construction tools or equipment to certain timeframes, unless performing emergency work.

Ground-Borne Vibration Noise

Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman.[18] In the aforementioned study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. The City's Municipal Code, Title 8 Health and Safety, Chapter 8.36 Noise Control, 8.36.050 Special Noise Sources, states: "It is unlawful for any person within the city to operate power construction tools or equipment in the performance of any outside construction or repair work on buildings, structures, or projects in or adjacent to a residential area, except between the hours of 6:00 AM to 7:00 PM, Monday through Friday or between the hours of eight a.m. and seven p.m. on Saturday and Sunday. The project contractors would be required to adhere to the City's Noise Ordinance. Construction noise would include noise emanating from equipment such as backhoes, dozers, or graders. This noise would be attenuated by the exterior walls of the adjacent sensitive receptors, which would contribute to a reduction of up to 20 dBA with closed windows and a reduction of 10 dBA with open windows.[19] In addition, the nearest sensitive receptor is adjacent to the north of the site. Adherence to the aforementioned Noise Ordinance requirements would ensure construction noise is kept to levels that are less than significant. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the

[18] USEPA, Protective Noise Levels. 1971.

[19] California Department of Transportation. *Technical Noise Supplement to the Traffic Noise Analysis Protocol – Table 7-1 FHWA Building Noise Reduction Factors*. Report dated 2013.

construction site.

The proposed drive-thru fast food restaurant's future patrons would be required to adhere to all pertinent City noise regulations. Furthermore, the traffic associated with the proposed project would not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). The noise associated from vehicles in the drive-thru lane is not anticipated to be louder than the ambient noise of traffic travelling on Valley Boulevard and Mountain View Road. *As a result, the traffic noise impacts resulting from the proposed project would be less than significant. The proposed project is consistent with this finding and the environmental impacts would be less than significant.*

Aircraft/Airport Noise Exposure

The closest airport to the project site is the San Gabriel Valley Airport, located roughly 1.6 miles to the northeast of the project site.[20] Generally, the noise produced from this airport is less than the noise jets from larger commercial airports produce. Based on the City's General Plan Noise Contours map, the proposed site is within a 65 dBA contour which is acceptable for commercial uses.[21] *The proposed project is consistent with this finding and the environmental impacts would be less than significant.*

5.4.3 AIR QUALITY

THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to air quality. The *South Coast Air Quality Management District (SCAQMD)* has jurisdiction over a 10,743 square-mile area that includes Orange County, Los Angeles County (except for Antelope Valley), the non-desert portion of western San Bernardino County, and western Riverside County. The SCAQMD is responsible for the implementation of the protocols of the Federal Clean Air Act. In addition, the SCAQMD is responsible for ensuring that the more stringent California Clean Air standards are met. The SCAQMD is responsible for the formulation and implementation of a long-range plan referred to as the Air Quality Management Plan or AQMP that indicates how these objectives would be met. Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM10;
- 55 pounds per day of PM2.5; or,
- 150 pounds per day of sulfur oxides.

[20] Google Maps. Website accessed on June 21, 2024.

[21] City of El Monte. *City of El Monte General Plan, Public Health and Safety Element, June 2023*

The proposed project would have a significant long-term impact on air quality if any of the operational emission significance thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM_{10};
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.[22]

ENVIRONMENTAL ANALYSIS

The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2022.1.1.24). As shown in Table 5, the daily construction emissions would not exceed the SCAQMD significance thresholds. The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod V.2022.1.1.24) developed for the SCAQMD (these CalEEMod computer worksheets are attached as an Appendix to this CE. The project's construction period would include the demolition of the existing service station building, motel and the installation of the proposed neighborhood park improvements. As shown in Table 5, daily construction emissions would not exceed the SCAQMD's significance thresholds and represents a maximum-case scenario. Therefore, the maximum daily construction-related emissions would be less than significant. The Applicant would be required to ensure that the contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors would be responsible for being familiar with and implementing any pertinent best available control measures. As a result, the project would not result in significant impacts in this regard.

Table 5 Estimated Daily Construction Emissions (lbs./day)

Construction Phase	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	**6.11**	**10.1**	**10.5**	**0.02**	**1.94**	**1.12**
Daily Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.24.

Long-term emissions refer to those air quality impacts that would occur once the proposed project has been constructed and is operational. These impacts would continue over the operational life of the project. The main source of operational emissions is mobile sources related to the drive-thru restaurant. Table 6 depicts the estimated project operational emissions related to the project's operation. As indicated in Table 6 the projected maximum long-term emissions are below thresholds considered to represent a significant impact.

[22] South Coast Air Quality Management District. *Final 2016 Air Quality Plan [AQMP].* Adopted March 2017.

Table 6 Estimated Operational Emissions (lbs./day)

Emission Source	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Mobile	5.09	3.85	40.0	8.51	2.20
Area	0.08	--	0.11	<0.005	<0.005
Energy	<0.005	0.08	0.07	0.01	0.01
Total	5.18	3.93	40.2	8.52	2.21
Daily Thresholds	55	55	550	150	55
Significant Impact?	No	No	No	No	No

Source: CalEEMod V.2022.1.1.24.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include residences, board and care facilities, schools, playgrounds, hospitals, parks, childcare centers, and outdoor athletic facilities, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. The nearest noise sensitive receptors to the project site are the single family that extend along the project site's northern side. The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project would result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) emissions at a fixed location and do not include off-site or area-wide emissions. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO_2; carbon monoxide (CO) emissions from construction; PM_{10} emissions from construction; and $PM_{2.5}$ emissions from construction. For purposes of the LST analysis, the receptor distance used was 25 meters since the nearest sensitive receptor abuts the project site on the north sides.

Table 7 Local Significance Thresholds Exceedance SRA 9 for 1-acre sites

Emissions	Project Emissions (lbs./day)	Type	Allowable Emissions Threshold (lbs./day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	**500**
NO_x	**10.1/--**	Construction/Operation	**89**	112	159	251	489
CO	**10.5/0.03**	Construction/ Operation	**861**	1,082	1,496	2,625	7,500
PM_{10}	**1.12**	Construction	**5**	14	34	75	199
PM_{10}	**8.52**	Operation	**2**	4	9	19	48
$PM_{2.5}$	**1.12**	Construction	**3**	5	9	22	94
$PM_{2.5}$	**2.21**	Operation	**1**	2	3	6	23

Source: CalEEMod V.2022.1.1.24

As shown in the Table 7, the proposed project would not result in an exceedance in LSTs. *Therefore, project impacts would be less than significant. The proposed project is consistent with this finding and the environmental impacts would be less than significant.*

5.4.4 WATER QUALITY

THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to water quality. A significant water quality impact would potentially result if the proposed project would result in water pollution impacts on-site or offsite during construction or operations.

ENVIRONMENTAL ANALYSIS

The proposed project's construction would not violate any water quality standards, waste discharge requirements, or otherwise degrade surface or groundwater quality. Construction of the proposed project would not include any significant new include grading, excavation, and other earthmoving activities that have the potential to cause erosion that would subsequently degrade water quality and/or violate water quality standards. As required by the Clean Water Act, the contractors/developer must comply with the Los Angeles County Municipal Separate Storm Sewer (MS4) National Pollution Discharge Elimination System (NPDES) Permit. The NPDES MS4 Permit Program, which is administered in the project area by the County of Los Angeles Regional Water Quality Control Board (RWQCB), regulates storm water and urban runoff discharges from developments to natural and constructed storm drain systems in the City. The contractor/developer would be required to obtain coverage under the General Permit for Discharges of Stormwater Associated with Construction Activity. The implementation of the proposed project would not result in a violation in water quality standards or discharge requirements because the project contractors would be required to implement the operational Best Management Practices (BMPs) identified in the Erosion and Sediment Control Plan during construction and the operational BMPs identified in the Non-priority Water Quality Management Plan (NP-WQMP), for reducing runoff and potential contaminants. *Adherence to the aforementioned City mandated requirements ensure that impacts remain less than significant. The project is consistent with this finding and the environmental impacts would be less than significant.*

FINDING 5.5 - SIGNIFICANT EFFECTS ON UTILITIES AND PUBLIC SERVICES (CEQA SECTION 15332 (E)

5.5.1 UTILITIES

THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to utilities. A significant impact on utilities would potentially result if the proposed project would require new utilities or service systems to accommodate potential demand.

ENVIRONMENTAL ANALYSIS

Sewers and Wastewater Treatment

The City of El Monte's Sewer Division is responsible for the collection of wastewater within the City's limits and delivery to the trunk sewer mains of Los Angeles County Sanitation District (LACSD). The collected wastewater flows south towards the Los Coyotes Water Reclamation Plant of LACSD in the city of Cerritos.

The LACSD is responsible for all trunk sewer line and treatment. The Los Coyotes Water Reclamation Plant has a design capacity of 37.5 mgd. The proposed project would generate less wastewater than the existing building by 692 gallons per day according to Table 8. As such, the proposed project would not result in or require the construction of new or expanded wastewater treatment facilities. *Therefore, project impacts would be less than significant. The proposed project is consistent with this finding and the environmental impacts would be less than significant.*

Table 8 Projected Wastewater Generation

Project Element	Generation Rate	Project Generation
Fast-Food Restaurant (2,598 sq. ft.)	0.080 gals./day/sq. ft.	207.8 gals./day
Existing Retail Commercial (9,000 sq. ft.)	0.1 gals./day/sq. ft.	900 gals./day
Net Loss		**692.2 gals. /day**

Source: Blodgett Baylosis Environmental Planning

Water

The proposed project will connect to the existing water lines located in Mountain View Road. Water service is provided to the project site through the San Gabrial Valley Company which obtains water from the Main San Gabriel Groundwater Basin and the Central Groundwater Basin. The company can also import water from the Metropolitan Water District of Southern California as well as other agencies in emergencies. The proposed project is anticipated to consume 311.8 gallons of water on a daily basis as shown in Table 9. According to Table 9, the existing development is estimated to consume 1,350 gallons of water per day. When considering the existing development, the net decrease would be 1,038.2 gallons per day. *Therefore, project impacts would be less than significant.*

Table 9 Projected Water Consumption

Project Element	Unit	Factor	Generation
Fast-Food Restaurant	2,598 sq. ft.	0.120 gallons/sq. ft./day	311.8 gals/day
Existing Retail Commercial	9,000 sq. ft.	0.15 gallons/sq. ft./day	1,350 gals/day
Net Loss			**1,038.2 gals/day**

Source: Blodgett Baylosis Environmental Planning

Stormwater

The project site is located in an urbanized setting that contains commercial and residential uses. Overall, the amount of impervious surfaces would slightly decrease. The existing storm drain system in the project site area uses sheet flow for the entire site. Surface flow on both parking lots is conveyed to the adjacent roads into public catch basins. The proposed project would include a storm drain system to collect, treat, and convey stormwater into an underground infiltration system. Runoff will enter catch basins in multiple locations in the parking lots, proposed landscaping, and drive aisle where it will be treated via a CDS hydrodynamic separator unit that removes sediment and pollutants before being discharged into an

underground infiltration unit in the center of the parking lot. In case of overflow, the infiltration unit will have an overflow pipe connecting to the parkway drain along Mountain View Road. The results of the hydrology study conclude the infiltration unit will have the capacity to carry the 85th percentile storm event flow.[23] *Therefore, project impacts would be less than significant.*

Solid Waste Collection

The proposed drive-thru fast food restaurant would result in 269 fewer pounds of daily solid waste generation compared to the existing use according to Table 10. The proposed project would involve the installation of a new trash enclosure within the parking lot. *Therefore, project impacts would be less than significant.*

Table 10 Projected Solid Waste Generation

Project Element	Unit	Factor	Generation
Fast-Food Restaurant	2,598 sq. ft.	42 lbs./1000 sq. ft./day	109.1 lbs./day
Existing Retail Commercial	9,000 sq. ft.	42 lbs./1000 sq. ft./day	378 lbs./day
Net Loss			**269 lbs./day**

Source: Blodgett Baylosis Environmental Planning

5.5.2 PUBLIC SERVICES

THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to public services. A significant impact on public services would potentially result if the proposed project would require new facilities or increased services to accommodate potential demand.

ENVIRONMENTAL ANALYSIS

Fire Department

Fire protection and emergency medical services in the City of El Monte are provided by the Los Angeles County Fire Department (LACFD), who is contracted with the city. Services include fire suppression, emergency medical, rescue and fire prevention, and hazardous materials coordination services. The City is located within the service boundaries of Battalion 10. The first response station to the project site is Sation No. 168, located at 3207 Cogswell Road in the City of El Monte. [24] The proposed project would not negatively impact fire protection services since the new restaurant would be constructed in accordance with current fire and building codes. As part of the project review process, the LACFD would review the new fast food restaurant development and make recommendations for fire protection services. The fast food restaurant would not result in the need for construction associated with an expansion of existing or development of a new fire station. Therefore, the project would result in less than significant impacts related to fire protection

[23] KPFF Consulting Engineers. *Hydrology Study Pollo Campero El Monte*. March 12, 2024
[24] Los Angeles County Fire Department. *Fire Stations*.

services. *The proposed project is consistent with this finding and the environmental impacts would be less than significant.*

Law Enforcement

Policing services are provided by the El Monte Police Department (EMPD). The project's design would include lighting of parking lots, entry-ways, and pedestrian common areas for site security purposes. To ensure that police protection considerations are incorporated into the design, prior to issuance of the building permit, the EMPD would be provided the opportunity to review and comment upon improvement plans in order to facilitate opportunities for improved emergency access and response. According to the City's General Plan EIR, the City's average response for Priority calls is 4 minutes and 40 seconds.[25] There are no existing deficiencies in police protection services within the City. The proposed project is not anticipated to interfere with or generate traffic that will interfere with any identified police patrol routes, though no information on police patrol routes was found. The proposed project would not result in the need for new or physically altered police protection facilities. *The proposed project is consistent with this finding and the environmental impacts would be less than significant.*

Schools

The nearest school to the project site is Payne Elementary School located approximately 800 feet south. Due to the nature of the proposed project, no direct enrollment impacts regarding school services will occur. The proposed project will not directly increase demand for school services. The proposed fast food restaurant development will be required to pay school impact fees. *Therefore, project impacts would be less than significant. The proposed project is consistent with this finding and the environmental impacts would be less than significant.*

Parks and Recreation

The nearest park to the project site is Mountain View Park located approximately 0.52 miles to the south of the project site. The proposed project will not result in any local increase in residential development (directly or indirectly) that could potentially impact park facilities. *Therefore, project impacts would be less than significant. The proposed project is consistent with this finding and the environmental impacts would be less than significant.*

[25] City of El Monte. Final City of El Monte General Plan and Zoning Code Update Environmental Impact Report, Section 5.11.2 Police Protection. May 2011.

FINDING 5.6 - SIGNIFICANT EFFECTS RELATED TO INFILL DEVELOPMENT PROJECTS CEQA SECTION 15300 (C)(D)(E)

FINDING 5.6.1. - DISLOCATION

THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to the displacement or dislocation of an existing population group. The emphasis is on the displacement of housing, especially affordable housing.

ENVIRONMENTAL ANALYSIS

The project site is currently occupied by a dual-tenant commercial retail building. The proposed fast food restaurant would replace the existing use. The proposed project would be limited to the project site and no dislocation of off-site structural improvements would be required to accommodate the proposed project. *Therefore, no project impacts would result. The proposed project is consistent with this finding and there would be no environmental impacts.*

FINDING 5.6.2. - SENSITIVE ENVIRONMENTAL RESOURCES

THRESHOLDS OF SIGNIFICANCE

To be categorically exempt, the proposed project must be located on a site that has no impact on sensitive environmental resources.

ENVIRONMENTAL ANALYSIS

The project site is located in an urbanized setting and the surrounding properties contain commercial and residential uses. The proposed project site in its entirety is fully developed with no areas of native and natural habitat. The site is covered over in both impervious surfaces that includes an existing building (a former service station building) and surface pavement and landscaped areas. The project site's isolation from other natural open space areas limits its utility as a habitat or an animal migration corridor. The project site and the surrounding areas are not conducive for the survival of any special status species due to the lack of suitable riparian and/or natural habitat. Constant disturbance from traffic, especially on Valley Boulevard and Mountain View Road, and other human activity in the area further limits the site's utility as a sensitive habitat or migration corridor.[26] Since the site is within an established urban area that extends along the Valley Boulevard corridor and lacks suitable habitat, the site's utility as a natural habitat and migration corridor is restricted. *Therefore, no project impacts would result. The proposed project is consistent with this finding and there would be no environmental impacts.*

[26] Google Maps and City of El Monte Zoning Map. Website accessed on June 20, 2024.

FINDING 5.6.3. - SCENIC NATURAL VIEWS

THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to a significant impact on a scenic vista. A scenic vista is a viewpoint that provides expansive views of a highly valued landscape for the benefit of the public.

ENVIRONMENTAL ANALYSIS

The project site is located in an urbanized setting that contains commercial and residential uses. No scenic natural resources or scenic corridor would be affected by the proposed project. Because of the nature of the proposed project (a fast food restaurant), no alteration of the views would occur. *Therefore, no project impacts would result. The proposed project is consistent with this finding and there would be no environmental impacts.*

FINDING 5.6.4. - CORTESE LISTING

THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not be located on a property that has been identified by the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection as being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

ENVIRONMENTAL ANALYSIS

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search was conducted through the California Department of Toxic Substances Control EnviroStor website to identify whether the project site is listed in the database as a Cortese site.[27] The search indicates the project site is not located on a Cortese site. *Therefore, no project impacts would result. The proposed project is consistent with this finding and there would be no environmental impacts.*

FINDING 5.6.5. - HISTORIC RESOURCES

THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to the historic resources. According to CEQA, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

[27] California, State of. Department of Toxic Substances Control. https://www.envirostor.dtsc.ca.gov/public/map/

- The proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.
- The proposed project would cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- The proposed project would disturb any human remains, including those interred outside of formal cemeteries.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The California Register of Historical Resources (CRHR) is a listing of all properties considered to be significant historical resources in the state. The California Register includes all properties listed or determined eligible for listing on the National Register, including properties evaluated under Section 106, and State Historical Landmarks No. 770 and above. The California Register statute specifically provides that historical resources listed, determined eligible for listing on the California Register by the State Historical Resources Commission, or resources that meet the California Register criteria are resources which must be given consideration under CEQA. Other resources, such as resources listed on local registers of historic resources or in local surveys, may be listed if they are determined by the State Historic Resources Commission to be significant.

ENVIRONMENTAL ANALYSIS

The project site is not included on the City's list of designated historic resources. *Thus, no project impacts would result. The proposed project is consistent with this finding and there would be no environmental impacts.*

FINDING 5.6.6. - STATE TRUSTEE OR RESPONSIBLE AGENCY APPROVAL

THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not require any approvals from a State responsible or trustee agency.

ENVIRONMENTAL ANALYSIS

The proposed project would not require any review by a state trustee or responsible agency. No encroachment permit to a State Highway would be required as part of the proposed project's implementation. *Therefore, no project impacts would result. The proposed project is consistent with this finding and there would be no environmental impacts.*

CONCLUSIONS

Based on the analysis provided in this Categorical Exemption, the project meets and complies with the conditions and requirements of Class 32 (Infill Exemption) and would not have any significant environmental impacts.

ELMT 038 Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	ELMT 038
Construction Start Date	1/1/2025
Operational Year	2026
Lead Agency	City of El Monte
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	1.80
Precipitation (days)	18.2
Location	34.06440415544376, -118.02066332223781
County	Los Angeles-South Coast
City	El Monte
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4193
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.25

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

Fast Food Restaurant with Drive Thru	2.60	1000sqft	0.06	2,598	5,997	—	—	—
Parking Lot	20.0	Space	0.48	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-9	Use Dust Suppressants
Construction	C-10-A	Water Exposed Surfaces

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.14	6.11	5.16	7.02	0.01	0.22	0.23	0.42	0.20	0.05	0.23	—	1,333	1,333	0.05	0.01	0.89	1,339
Mit.	6.14	6.11	5.16	7.02	0.01	0.22	0.23	0.42	0.20	0.05	0.23	—	1,333	1,333	0.05	0.01	0.89	1,339
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.33	1.12	10.1	10.5	0.02	0.46	5.41	5.87	0.43	2.59	3.02	—	1,812	1,812	0.08	0.12	0.06	1,819
Mit.	1.33	1.12	10.1	10.5	0.02	0.46	1.48	1.94	0.43	0.69	1.12	—	1,812	1,812	0.08	0.12	0.06	1,819
% Reduced	—	—	—	—	—	—	73%	67%	—	73%	63%	—	—	—	—	—	—	—

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.30	0.26	1.70	2.28	< 0.005	0.07	0.07	0.14	0.06	0.02	0.09	—	441	441	0.02	0.01	0.04	443
Mit.	0.30	0.26	1.70	2.28	< 0.005	0.07	0.05	0.12	0.06	0.01	0.08	—	441	441	0.02	0.01	0.04	443
% Reduced	—	—	—	—	—	—	31%	16%	—	47%	12%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.05	0.05	0.31	0.42	< 0.005	0.01	0.01	0.03	0.01	< 0.005	0.02	—	73.0	73.0	< 0.005	< 0.005	0.01	73.4
Mit.	0.05	0.05	0.31	0.42	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	73.0	73.0	< 0.005	< 0.005	0.01	73.4
% Reduced	—	—	—	—	—	—	31%	16%	—	47%	12%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

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

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	6.14	6.11	5.16	7.02	0.01	0.22	0.23	0.42	0.20	0.05	0.23	—	1,333	1,333	0.05	0.01	0.89	1,339
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.33	1.12	10.1	10.5	0.02	0.46	5.41	5.87	0.43	2.59	3.02	—	1,812	1,812	0.08	0.12	0.06	1,819
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.30	0.26	1.70	2.28	< 0.005	0.07	0.07	0.14	0.06	0.02	0.09	—	441	441	0.02	0.01	0.04	443
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.05	0.05	0.31	0.42	< 0.005	0.01	0.01	0.03	0.01	< 0.005	0.02	—	73.0	73.0	< 0.005	< 0.005	0.01	73.4

2.3. Construction Emissions by Year, Mitigated

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

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	6.14	6.11	5.16	7.02	0.01	0.22	0.23	0.42	0.20	0.05	0.23	—	1,333	1,333	0.05	0.01	0.89	1,339
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.33	1.12	10.1	10.5	0.02	0.46	1.48	1.94	0.43	0.69	1.12	—	1,812	1,812	0.08	0.12	0.06	1,819
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.30	0.26	1.70	2.28	< 0.005	0.07	0.05	0.12	0.06	0.01	0.08	—	441	441	0.02	0.01	0.04	443
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.05	0.05	0.31	0.42	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	73.0	73.0	< 0.005	< 0.005	0.01	73.4

2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.65	5.18	3.60	40.2	0.09	0.07	8.45	8.52	0.06	2.15	2.21	17.6	9,687	9,704	2.27	0.39	35.7	9,912
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.57	5.09	3.93	37.3	0.09	0.07	8.45	8.52	0.06	2.15	2.21	17.6	9,295	9,312	2.29	0.41	4.88	9,496
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	3.97	3.72	2.20	20.5	0.04	0.03	3.64	3.68	0.03	0.93	0.96	17.6	4,348	4,365	2.09	0.22	10.0	4,493
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.72	0.68	0.40	3.74	0.01	0.01	0.66	0.67	0.01	0.17	0.17	2.92	720	723	0.35	0.04	1.66	744

2.5. Operations Emissions by Sector, Unmitigated

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

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.56	5.09	3.52	40.0	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,424	9,424	0.48	0.38	31.6	9,582
Area	0.09	0.08	< 0.005	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.46	0.46	< 0.005	< 0.005	—	0.47
Energy	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	254	254	0.02	< 0.005	—	255
Water	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Waste	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Total	5.65	5.18	3.60	40.2	0.09	0.07	8.45	8.52	0.06	2.15	2.21	17.6	9,687	9,704	2.27	0.39	35.7	9,912
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.50	5.02	3.85	37.2	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,033	9,033	0.50	0.40	0.82	9,166
Area	0.07	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	254	254	0.02	< 0.005	—	255
Water	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Waste	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Total	5.57	5.09	3.93	37.3	0.09	0.07	8.45	8.52	0.06	2.15	2.21	17.6	9,295	9,312	2.29	0.41	4.88	9,496

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.88	3.63	2.12	20.3	0.04	0.03	3.64	3.67	0.03	0.93	0.95	—	4,085	4,085	0.30	0.22	5.96	4,163
Area	0.08	0.08	< 0.005	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.32	0.32	< 0.005	< 0.005	—	0.32
Energy	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	254	254	0.02	< 0.005	—	255
Water	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Waste	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Total	3.97	3.72	2.20	20.5	0.04	0.03	3.64	3.68	0.03	0.93	0.96	17.6	4,348	4,365	2.09	0.22	10.0	4,493
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.71	0.66	0.39	3.71	0.01	0.01	0.66	0.67	< 0.005	0.17	0.17	—	676	676	0.05	0.04	0.99	689
Area	0.01	0.01	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.05	0.05	< 0.005	< 0.005	—	0.05
Energy	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	42.0	42.0	< 0.005	< 0.005	—	42.1
Water	—	—	—	—	—	—	—	—	—	—	—	0.25	1.40	1.65	0.03	< 0.005	—	2.48
Waste	—	—	—	—	—	—	—	—	—	—	—	2.67	0.00	2.67	0.27	0.00	—	9.34
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Total	0.72	0.68	0.40	3.74	0.01	0.01	0.66	0.67	0.01	0.17	0.17	2.92	720	723	0.35	0.04	1.66	744

2.6. Operations Emissions by Sector, Mitigated

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

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.56	5.09	3.52	40.0	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,424	9,424	0.48	0.38	31.6	9,582
Area	0.09	0.08	< 0.005	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.46	0.46	< 0.005	< 0.005	—	0.47
Energy	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	254	254	0.02	< 0.005	—	255
Water	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0

Waste	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Total	5.65	5.18	3.60	40.2	0.09	0.07	8.45	8.52	0.06	2.15	2.21	17.6	9,687	9,704	2.27	0.39	35.7	9,912
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.50	5.02	3.85	37.2	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,033	9,033	0.50	0.40	0.82	9,166
Area	0.07	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	254	254	0.02	< 0.005	—	255
Water	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Waste	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Total	5.57	5.09	3.93	37.3	0.09	0.07	8.45	8.52	0.06	2.15	2.21	17.6	9,295	9,312	2.29	0.41	4.88	9,496
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.88	3.63	2.12	20.3	0.04	0.03	3.64	3.67	0.03	0.93	0.95	—	4,085	4,085	0.30	0.22	5.96	4,163
Area	0.08	0.08	< 0.005	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.32	0.32	< 0.005	< 0.005	—	0.32
Energy	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	254	254	0.02	< 0.005	—	255
Water	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Waste	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Total	3.97	3.72	2.20	20.5	0.04	0.03	3.64	3.68	0.03	0.93	0.96	17.6	4,348	4,365	2.09	0.22	10.0	4,493
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.71	0.66	0.39	3.71	0.01	0.01	0.66	0.67	< 0.005	0.17	0.17	—	676	676	0.05	0.04	0.99	689
Area	0.01	0.01	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.05	0.05	< 0.005	< 0.005	—	0.05
Energy	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	42.0	42.0	< 0.005	< 0.005	—	42.1
Water	—	—	—	—	—	—	—	—	—	—	—	0.25	1.40	1.65	0.03	< 0.005	—	2.48
Waste	—	—	—	—	—	—	—	—	—	—	—	2.67	0.00	2.67	0.27	0.00	—	9.34
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67

Total	0.72	0.68	0.40	3.74	0.01	0.01	0.66	0.67	0.01	0.17	0.17	2.92	720	723	0.35	0.04	1.66	744

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	0.47	4.33	5.65	0.01	0.16	—	0.16	0.14	—	0.14	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.88	0.88	—	0.13	0.13	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.12	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88

Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.59	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	131	131	0.01	< 0.005	0.01	133
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.06	0.01	0.92	0.35	< 0.005	0.01	0.19	0.20	0.01	0.05	0.06	—	721	721	0.04	0.11	0.04	755
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.64	3.64	< 0.005	< 0.005	0.01	3.69
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19.7	19.7	< 0.005	< 0.005	0.02	20.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.60	0.60	< 0.005	< 0.005	< 0.005	0.61
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.27	3.27	< 0.005	< 0.005	< 0.005	3.43

3.2. Demolition (2025) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	0.47	4.33	5.65	0.01	0.16	—	0.16	0.14	—	0.14	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.88	0.88	—	0.13	0.13	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.12	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.05	0.04	0.05	0.59	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	131	131	0.01	< 0.005	0.01	133
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.06	0.01	0.92	0.35	< 0.005	0.01	0.19	0.20	0.01	0.05	0.06	—	721	721	0.04	0.11	0.04	755
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.64	3.64	< 0.005	< 0.005	0.01	3.69
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19.7	19.7	< 0.005	< 0.005	0.02	20.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.60	0.60	< 0.005	< 0.005	< 0.005	0.61
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.27	3.27	< 0.005	< 0.005	< 0.005	3.43

3.3. Site Preparation (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	0.47	4.16	5.57	0.01	0.21	—	0.21	0.20	—	0.20	—	859	859	0.03	0.01	—	862
Dust From Material Movement	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.29	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	65.5	65.5	< 0.005	< 0.005	0.01	66.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2025) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	0.47	4.16	5.57	0.01	0.21	—	0.21	0.20	—	0.20	—	859	859	0.03	0.01	—	862
Dust From Material Movement	—	—	—	—	—	—	0.14	0.14	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.29	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	65.5	65.5	< 0.005	< 0.005	0.01	66.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.29	1.09	10.1	10.0	0.02	0.46	—	0.46	0.43	—	0.43	—	1,714	1,714	0.07	0.01	—	1,720
Dust From Material Movement	—	—	—	—	—	—	5.31	5.31	—	2.57	2.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56

Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.44	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	98.3	98.3	< 0.005	< 0.005	0.01	99.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.55	0.55	< 0.005	< 0.005	< 0.005	0.55
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2025) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.29	1.09	10.1	10.0	0.02	0.46	—	0.46	0.43	—	0.43	—	1,714	1,714	0.07	0.01	—	1,720
Dust From Material Movement	—	—	—	—	—	—	1.38	1.38	—	0.67	0.67	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.44	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	98.3	98.3	< 0.005	< 0.005	0.01	99.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.55	0.55	< 0.005	< 0.005	< 0.005	0.55
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.41	1.90	< 0.005	0.06	—	0.06	0.05	—	0.05	—	357	357	0.01	< 0.005	—	359
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.26	0.35	< 0.005	0.01	—	0.01	0.01	—	0.01	—	59.2	59.2	< 0.005	< 0.005	—	59.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	< 0.005	0.08	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	15.1	15.1	< 0.005	< 0.005	0.06	15.3
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.5	13.5	< 0.005	< 0.005	0.04	14.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	14.3	14.3	< 0.005	< 0.005	< 0.005	14.5
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.5	13.5	< 0.005	< 0.005	< 0.005	14.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.98	3.98	< 0.005	< 0.005	0.01	4.03
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.70	3.70	< 0.005	< 0.005	< 0.005	3.86
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.66	0.66	< 0.005	< 0.005	< 0.005	0.67
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.61	0.61	< 0.005	< 0.005	< 0.005	0.64
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2025) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.41	1.90	< 0.005	0.06	—	0.06	0.05	—	0.05	—	357	357	0.01	< 0.005	—	359

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.26	0.35	< 0.005	0.01	—	0.01	0.01	—	0.01	—	59.2	59.2	< 0.005	< 0.005	—	59.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	< 0.005	0.08	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	15.1	15.1	< 0.005	< 0.005	0.06	15.3
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.5	13.5	< 0.005	< 0.005	0.04	14.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	14.3	14.3	< 0.005	< 0.005	< 0.005	14.5
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.5	13.5	< 0.005	< 0.005	< 0.005	14.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.98	3.98	< 0.005	< 0.005	0.01	4.03
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.70	3.70	< 0.005	< 0.005	< 0.005	3.86
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.66	0.66	< 0.005	< 0.005	< 0.005	0.67
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.61	0.61	< 0.005	< 0.005	< 0.005	0.64
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Paving (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	0.51	4.37	5.31	0.01	0.19	—	0.19	0.18	—	0.18	—	823	823	0.03	0.01	—	826
Paving	0.25	0.25	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.08	0.08	0.08	1.22	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	242	242	0.01	0.01	0.89	246
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.19	3.19	< 0.005	< 0.005	0.01	3.23
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Paving (2025) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	0.51	4.37	5.31	0.01	0.19	—	0.19	0.18	—	0.18	—	823	823	0.03	0.01	—	826
Paving	0.25	0.25	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.08	1.22	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	242	242	0.01	0.01	0.89	246
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.19	3.19	< 0.005	< 0.005	0.01	3.23
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Architectural Coating (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	5.98	5.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	0.08	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.02	3.02	< 0.005	< 0.005	0.01	3.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.04	0.04	< 0.005	< 0.005	< 0.005	0.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.01	0.01	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Architectural Coating (2025) - Mitigated

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

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

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	5.98	5.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	0.08	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.02	3.02	< 0.005	< 0.005	0.01	3.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.04	0.04	< 0.005	< 0.005	< 0.005	0.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.01	0.01	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

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

Fast Food Restaurant with Drive Thru	5.56	5.09	3.52	40.0	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,424	9,424	0.48	0.38	31.6	9,582
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	5.56	5.09	3.52	40.0	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,424	9,424	0.48	0.38	31.6	9,582
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	5.50	5.02	3.85	37.2	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,033	9,033	0.50	0.40	0.82	9,166
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	5.50	5.02	3.85	37.2	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,033	9,033	0.50	0.40	0.82	9,166
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	0.71	0.66	0.39	3.71	0.01	0.01	0.66	0.67	< 0.005	0.17	0.17	—	676	676	0.05	0.04	0.99	689
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.71	0.66	0.39	3.71	0.01	0.01	0.66	0.67	< 0.005	0.17	0.17	—	676	676	0.05	0.04	0.99	689

4.1.2. Mitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	5.56	5.09	3.52	40.0	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,424	9,424	0.48	0.38	31.6	9,582
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	5.56	5.09	3.52	40.0	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,424	9,424	0.48	0.38	31.6	9,582
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	5.50	5.02	3.85	37.2	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,033	9,033	0.50	0.40	0.82	9,166
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	5.50	5.02	3.85	37.2	0.09	0.06	8.45	8.51	0.06	2.15	2.20	—	9,033	9,033	0.50	0.40	0.82	9,166
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	0.71	0.66	0.39	3.71	0.01	0.01	0.66	0.67	< 0.005	0.17	0.17	—	676	676	0.05	0.04	0.99	689
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.71	0.66	0.39	3.71	0.01	0.01	0.66	0.67	< 0.005	0.17	0.17	—	676	676	0.05	0.04	0.99	689

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	131	131	0.01	< 0.005	—	132
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	26.7	26.7	< 0.005	< 0.005	—	26.8
Total	—	—	—	—	—	—	—	—	—	—	—	—	158	158	0.01	< 0.005	—	158
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	131	131	0.01	< 0.005	—	132
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	26.7	26.7	< 0.005	< 0.005	—	26.8
Total	—	—	—	—	—	—	—	—	—	—	—	—	158	158	0.01	< 0.005	—	158
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	21.7	21.7	< 0.005	< 0.005	—	21.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	4.42	4.42	< 0.005	< 0.005	—	4.44

Total	—	—	—	—	—	—	—	—	—	—	—	—	26.1	26.1	< 0.005	< 0.005	—	26.2

4.2.2. Electricity Emissions By Land Use - Mitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	131	131	0.01	< 0.005	—	132
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	26.7	26.7	< 0.005	< 0.005	—	26.8
Total	—	—	—	—	—	—	—	—	—	—	—	—	158	158	0.01	< 0.005	—	158
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	131	131	0.01	< 0.005	—	132
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	26.7	26.7	< 0.005	< 0.005	—	26.8
Total	—	—	—	—	—	—	—	—	—	—	—	—	158	158	0.01	< 0.005	—	158
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	21.7	21.7	< 0.005	< 0.005	—	21.8

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	4.42	4.42	< 0.005	< 0.005	—	4.44
Total	—	—	—	—	—	—	—	—	—	—	—	—	26.1	26.1	< 0.005	< 0.005	—	26.2

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	95.9	95.9	0.01	< 0.005	—	96.1
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	95.9	95.9	0.01	< 0.005	—	96.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	95.9	95.9	0.01	< 0.005	—	96.1
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	95.9	95.9	0.01	< 0.005	—	96.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Fast Food Restaurant with Drive Thru	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.9	15.9	< 0.005	< 0.005	—	15.9
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.9	15.9	< 0.005	< 0.005	—	15.9

4.2.4. Natural Gas Emissions By Land Use - Mitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	95.9	95.9	0.01	< 0.005	—	96.1
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	95.9	95.9	0.01	< 0.005	—	96.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	95.9	95.9	0.01	< 0.005	—	96.1
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	< 0.005	0.08	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	95.9	95.9	0.01	< 0.005	—	96.1

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.9	15.9	< 0.005	< 0.005	—	15.9
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.9	15.9	< 0.005	< 0.005	—	15.9

4.3. Area Emissions by Source

4.3.1. Unmitigated

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

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.02	0.02	< 0.005	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.46	0.46	< 0.005	< 0.005	—	0.47
Total	0.09	0.08	< 0.005	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.46	0.46	< 0.005	< 0.005	—	0.47
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer Products	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.07	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.05	0.05	< 0.005	< 0.005	—	0.05
Total	0.01	0.01	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.05	0.05	< 0.005	< 0.005	—	0.05

4.3.2. Mitigated

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

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipme	0.02	0.02	< 0.005	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.46	0.46	< 0.005	< 0.005	—	0.47
Total	0.09	0.08	< 0.005	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.46	0.46	< 0.005	< 0.005	—	0.47
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.07	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.05	0.05	< 0.005	< 0.005	—	0.05
Total	0.01	0.01	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.05	0.05	< 0.005	< 0.005	—	0.05

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	0.25	1.40	1.65	0.03	< 0.005	—	2.48
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.25	1.40	1.65	0.03	< 0.005	—	2.48

4.4.2. Mitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.51	8.47	9.99	0.16	< 0.005	—	15.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	0.25	1.40	1.65	0.03	< 0.005	—	2.48
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.25	1.40	1.65	0.03	< 0.005	—	2.48

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	2.67	0.00	2.67	0.27	0.00	—	9.34

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.67	0.00	2.67	0.27	0.00	—	9.34

4.5.2. Mitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	16.1	0.00	16.1	1.61	0.00	—	56.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	2.67	0.00	2.67	0.27	0.00	—	9.34
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.67	0.00	2.67	0.27	0.00	—	9.34

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67

4.6.2. Mitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.06	4.06
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67	0.67

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

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

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

4.7.2. Mitigated

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

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

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

4.8.2. Mitigated

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

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

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

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

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

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

4.9.2. Mitigated

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

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

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

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

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

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

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

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

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

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

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

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

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

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2025	1/15/2025	5.00	10.0	—
Site Preparation	Site Preparation	1/16/2025	1/17/2025	5.00	1.00	—
Grading	Grading	1/18/2025	1/20/2025	5.00	2.00	—
Building Construction	Building Construction	1/21/2025	6/10/2025	5.00	100	—
Paving	Paving	6/11/2025	6/18/2025	5.00	5.00	—
Architectural Coating	Architectural Coating	6/19/2025	6/26/2025	5.00	5.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37

Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56

Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	10.4	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	1.09	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	0.43	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT

Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.22	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	10.4	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT

Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	1.09	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	0.43	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.22	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	3,897	1,299	1,255

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	9,000	—
Site Preparation	—	—	0.50	0.00	—
Grading	—	—	1.50	0.00	—
Paving	0.00	0.00	0.00	0.00	0.48

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Fast Food Restaurant with Drive Thru	0.00	0%
Parking Lot	0.48	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year

Fast Food Restaurant with Drive Thru	1,224	1,601	1,228	466,474	3,062	11,917	9,141	1,896,261
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Fast Food Restaurant with Drive Thru	1,224	1,601	1,228	466,474	3,062	11,917	9,141	1,896,261
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

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)
0	0.00	3,897	1,299	1,255

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Fast Food Restaurant with Drive Thru	89,970	532	0.0330	0.0040	299,112
Parking Lot	18,316	532	0.0330	0.0040	0.00

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)
Fast Food Restaurant with Drive Thru	89,970	532	0.0330	0.0040	299,112
Parking Lot	18,316	532	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Fast Food Restaurant with Drive Thru	788,581	84,105
Parking Lot	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Fast Food Restaurant with Drive Thru	788,581	84,105
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Fast Food Restaurant with Drive Thru	29.9	—
Parking Lot	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Fast Food Restaurant with Drive Thru	29.9	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Fast Food Restaurant with Drive Thru	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Fast Food Restaurant with Drive Thru	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Fast Food Restaurant with Drive Thru	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Fast Food Restaurant with Drive Thru	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Fast Food Restaurant with Drive Thru	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Fast Food Restaurant with Drive Thru	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

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

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

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

5.18.2.2. Mitigated

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

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	18.9	annual days of extreme heat
Extreme Precipitation	6.35	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A

Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	75.1
AQ-PM	83.9
AQ-DPM	89.9
Drinking Water	95.3
Lead Risk Housing	89.9
Pesticides	0.00
Toxic Releases	80.3
Traffic	95.9
Effect Indicators	—
CleanUp Sites	84.3
Groundwater	87.1
Haz Waste Facilities/Generators	71.6
Impaired Water Bodies	33.2
Solid Waste	0.00
Sensitive Population	—
Asthma	81.0
Cardio-vascular	69.3
Low Birth Weights	10.4
Socioeconomic Factor Indicators	—
Education	97.9
Housing	96.9
Linguistic	95.6
Poverty	90.9
Unemployment	0.91

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	2.065956628
Employed	17.00243809
Median HI	3.939432824
Education	—
Bachelor's or higher	3.259335301
High school enrollment	100
Preschool enrollment	23.02065957
Transportation	—
Auto Access	7.596561016
Active commuting	88.84896702
Social	—
2-parent households	52.43166945
Voting	3.451815732
Neighborhood	—
Alcohol availability	4.516874118
Park access	37.23854741
Retail density	95.77826254
Supermarket access	94.25125112
Tree canopy	31.34864622
Housing	—
Homeownership	18.49095342
Housing habitability	0.82124984
Low-inc homeowner severe housing cost burden	7.712049275

Low-inc renter severe housing cost burden	2.912870525
Uncrowded housing	3.759784422
Health Outcomes	—
Insured adults	1.065058386
Arthritis	54.3
Asthma ER Admissions	23.1
High Blood Pressure	45.3
Cancer (excluding skin)	85.3
Asthma	30.0
Coronary Heart Disease	25.9
Chronic Obstructive Pulmonary Disease	22.0
Diagnosed Diabetes	8.5
Life Expectancy at Birth	24.7
Cognitively Disabled	98.4
Physically Disabled	39.7
Heart Attack ER Admissions	42.0
Mental Health Not Good	10.5
Chronic Kidney Disease	14.8
Obesity	15.4
Pedestrian Injuries	99.5
Physical Health Not Good	7.3
Stroke	22.5
Health Risk Behaviors	—
Binge Drinking	83.4
Current Smoker	11.7
No Leisure Time for Physical Activity	6.0
Climate Change Exposures	—

Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	7.3
Elderly	51.6
English Speaking	0.8
Foreign-born	89.6
Outdoor Workers	29.4
Climate Change Adaptive Capacity	—
Impervious Surface Cover	12.1
Traffic Density	91.6
Traffic Access	87.4
Other Indices	—
Hardship	97.1
Other Decision Support	—
2016 Voting	10.5

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	94.0
Healthy Places Index Score for Project Location (b)	4.00
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Lot total acreage is 0.54.

HYDROLOGY STUDY

Pollo Campero El Monte

Project Address:

11863 Valley Blvd.
El Monte, CA

Prepared for:

PM Design, Inc.
110 N. Lincoln Avenue, Suite 201
Corona, CA 92882

Prepared by:

KPFF Consulting Engineers
140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
949.478.8800

Prepared on:

March 12, 2024

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APPENDIX B Existing Hydrology Map
APPENDIX C Proposed Hydrology Map
APPENDIX D Hydrology Analysis for Existing Conditions
APPENDIX E Hydrology Analysis for Proposed Conditions

Section I Introduction

I.1 Purpose

This Hydrology and Hydraulic Analysis has been prepared by KPFF Consulting Engineers. The Hydrology and Hydraulic Analysis is intended to comply with the requirements of Los Angeles County Hydrology Manual.

I.2 Project Location

The 0.54-acre project site is located at the intersection of Mountain View Road and Valley Blvd. The project site is located in the commercial district of El Monte, in close proximity to residential neighborhoods. Valley Boulevard is mostly a busy commercial street with many businesses located on both sides. The site is bordered by a butcher shop directly west, residential homes to the northeast, and WSS shoe store to the east. A vicinity map is included in Appendix A.

I.3 Project Description

The 0.54-acre "Project" scope of work consists of a new fast-food restaurant that will incorporate an outdoor dining area. The project will also include a new parking lot for the restaurant and a driveway entrance via Mountain Road. The driveway off Valley Blvd will be designated as one-way traffic and utilized for vehicles exiting the drive-thru aisle which is located along the west side of the site. The existing commercial building located in the middle of the site will be demolished as a part of this project.

Section II Existing Topography and Drainage Patterns

II.1 Existing Topography

The project site consists of two surface parking lots that are separated by a large 9,000 sf commercial building. One surface lot is located in the front of the building and the other is located in the back. The two lots are relatively flat asphalt-paved parking lots with elevations ranging from 293.12 to 290.40 and grades ranging from 0.1% to 3.6%. The site begins at an elevation of 290.40 at the southwest corner of the project site. The elevation gradually increases to 293.12 at the northeast border of the site adjacent to an existing building.

II.2 Existing Drainage Patterns

The existing site within the parking structure project footprint has one main drainage area as shown in Appendix B: Existing Hydrology Exhibit.

There are no existing drainage structures located on the project site. The project site utilizes sheet flow for the entire project site. The parking lot located behind the commercial building currently conveys

surface flow across most of the parking lot to concentrated flows via a concrete valley gutter. That carries runoff to Mountain View Road which conveys runoff to a public catch basin located on Valley Blvd via a curb gutter. The parking lot located in the front of the building utilizes surface flow across the parking lot down the two driveways. Runoff sheet flows down the parking lot entrances and over the public sidewalk and eventually onto Valley Boulevard where it enters a catch basin to join the city's drainage system.

Section III Proposed Grading and Drainage Pattern

III.1 Proposed Drainage Patterns

The proposed project site will have one main drainage area as shown in Appendix B: Proposed Hydrology Exhibit.

The proposed drainage conditions will incorporate catch basins, and area drains to convey runoff to a treatment unit that will then discharge into an underground infiltration system. The parking lot that borders the southeast edge of the site will utilize surface flow into a shallow concentrated flow via a valley gutter that will capture runoff through a catch basin. The proposed grading will incorporate a low point at the catch basin location to capture runoff from the driveway entrance and drive aisle as well as the 7 parking stalls located along the property line. The southern edge of the drive aisle has been graded to create a ridge that will divide the amount of runoff that enters the proposed catch basins. The rest of the parking lot will also utilize surface flow to convey runoff into a shall concentrated flow via a proposed valley gutter which will capture runoff via a catch basin. The proposed grading has also utilized another low point at the second catch basin location to capture the runoff. The drive thru aisle will surface low to a curb and gutter that will run along the northwest edge of the aisle and collect runoff via two catch basins. The proposed grading has created additional low points at the curb inlet locations to capture runoff from the drive aisle and Valley Boulevard driveway entrance. There are also various area drains located in the proposed landscaping to capture irrigation runoff that will also be treated via the CDS hydrodynamic separator unit.

All runoff from the project site will be conveyed to a Contech CDS hydrodynamic separator for treatment before discharging into the ADS MC-7200 underground infiltration unit located in the center of the parking lot. The underground infiltration unit will have an overflow pipe that connects to a parkway drain along Mountain View Road.

Section IV Methodology and Design Criteria

Peak flow rates for 10, 25, 50, and 100-year design storm events were analyzed using HydroCalc. The HydroCalc software was also used to determine the greater of the 85th percentile or 0.75" storm 24-hour rainfall depths. In this case, the 85th percentile storm event yielded a greater flow value and was used to size the underground infiltration system. The HydroCalc calculator uses

the full modified rational runoff calculation process to determine peak runoff flow rates and volumes. Details of the HydroCalc results are shown in Appendix C.

Section V Results and Conclusions

Table 1 and Table 2 shown below outline the peak flow runoff (Q) values from the HydroCalc calculations in Appendix C for the various storm year events for the existing and proposed conditions, respectfully.

		Table 1 - Summary of Existing Hydrology Analysis				
Drainage Area ID	Drainage Area (ac)	Imperviousness (%)	Peak Flow Q_{10} (cfs)	Peak Flow Q_{25} (cfs)	Peak Flow Q_{50} (cfs)	Peak Flow Q_{100} (cfs)
DMA -1	0.54	98.3	1.34	1.65	1.88	2.11
Total			**1.34**	**1.65**	**1.88**	**2.11**

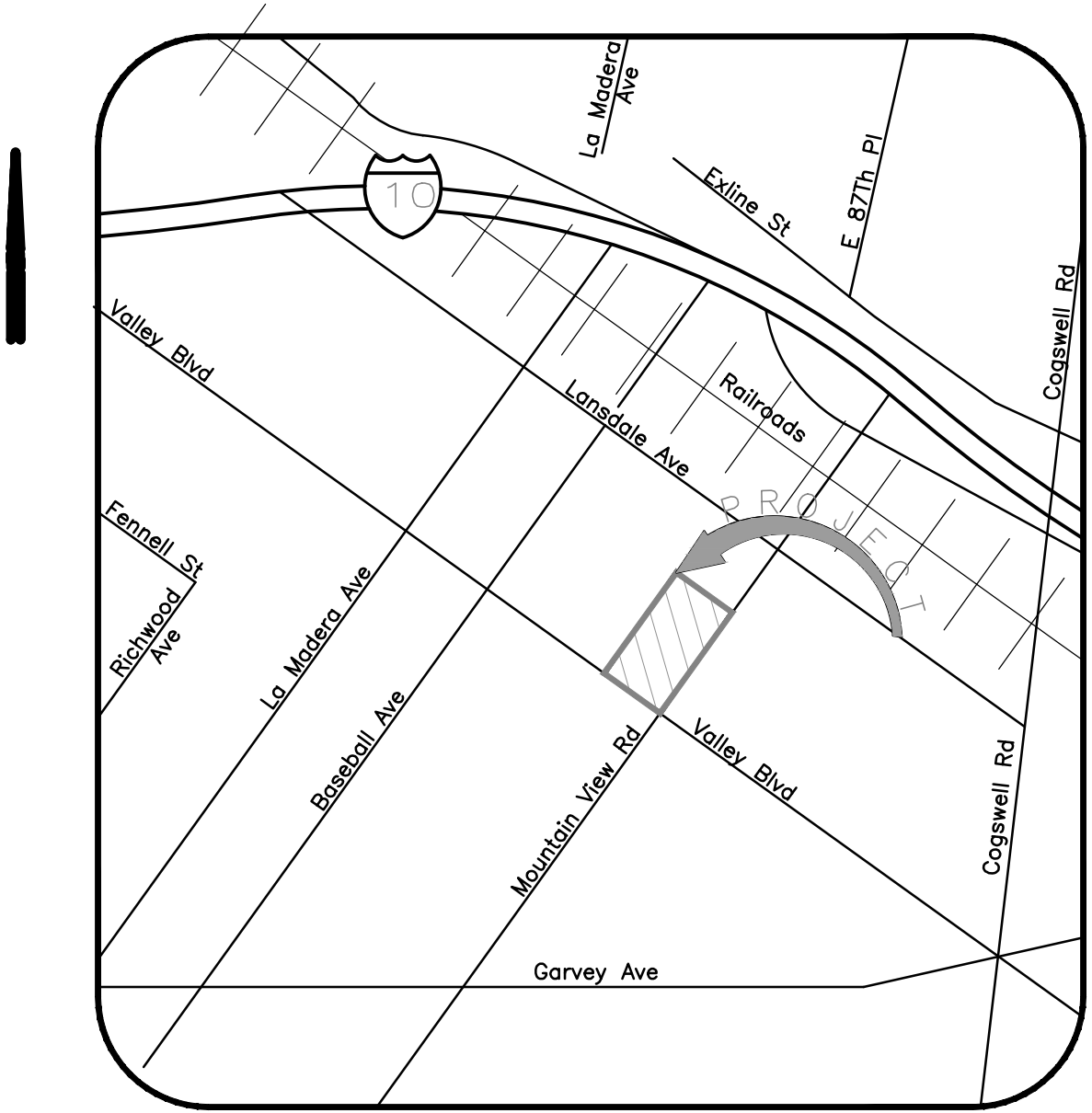
Table 2 - Summary of Proposed Hydrology Analysis						
Drainage Area ID	Drainage Area (ac)	Imperviousness (%)	Peak Flow Q_{10} (cfs)	Peak Flow Q_{25} (cfs)	Peak Flow Q_{50} (cfs)	Peak Flow Q_{100} (cfs)
DMA-1	0.54	0.75	1.29	1.61	1.84	2.08
Total			**1.29**	**1.61**	**1.84**	**2.08**

The detailed results of hydrology calculations for the existing and proposed conditions can be found in Appendix D and E, respectively.

Section VI Reference

- Preliminary Grading Plan, dated 1/24/2024, prepared by KPFF
- Geotechnical Report for Pollo Campero of California, dated 1/17/2023, prepared by Terracon

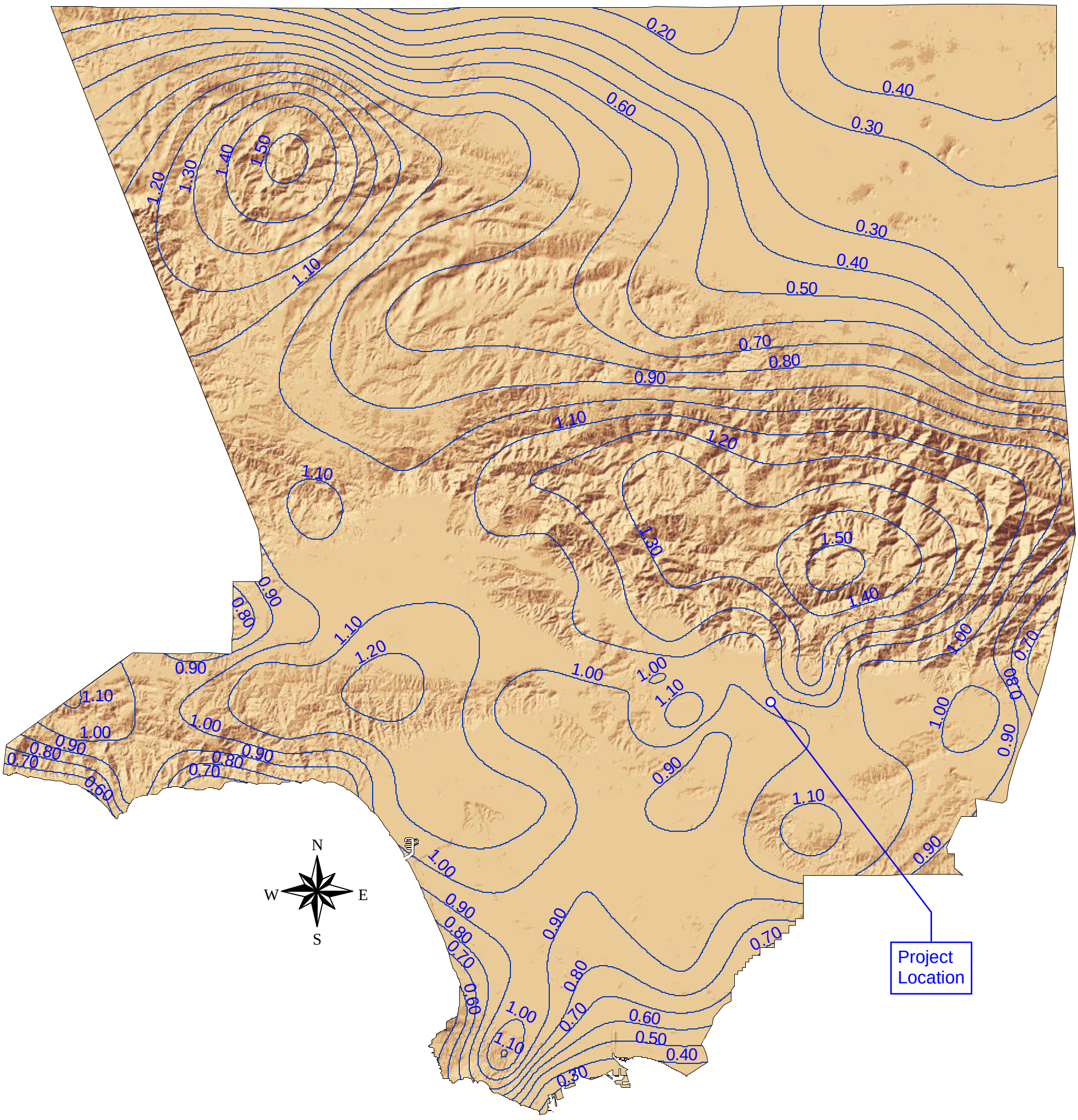
Appendix A

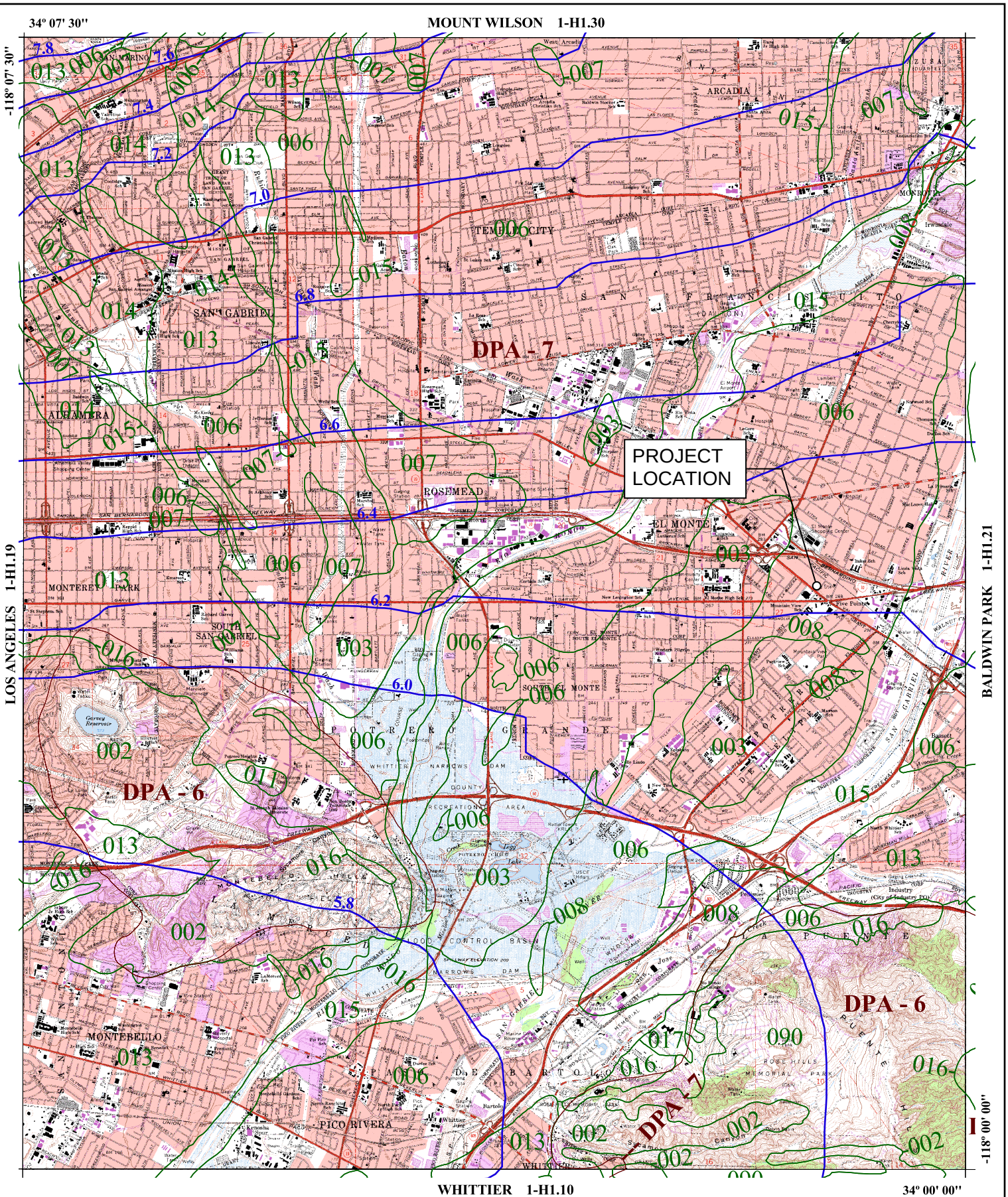


VICINITY MAP

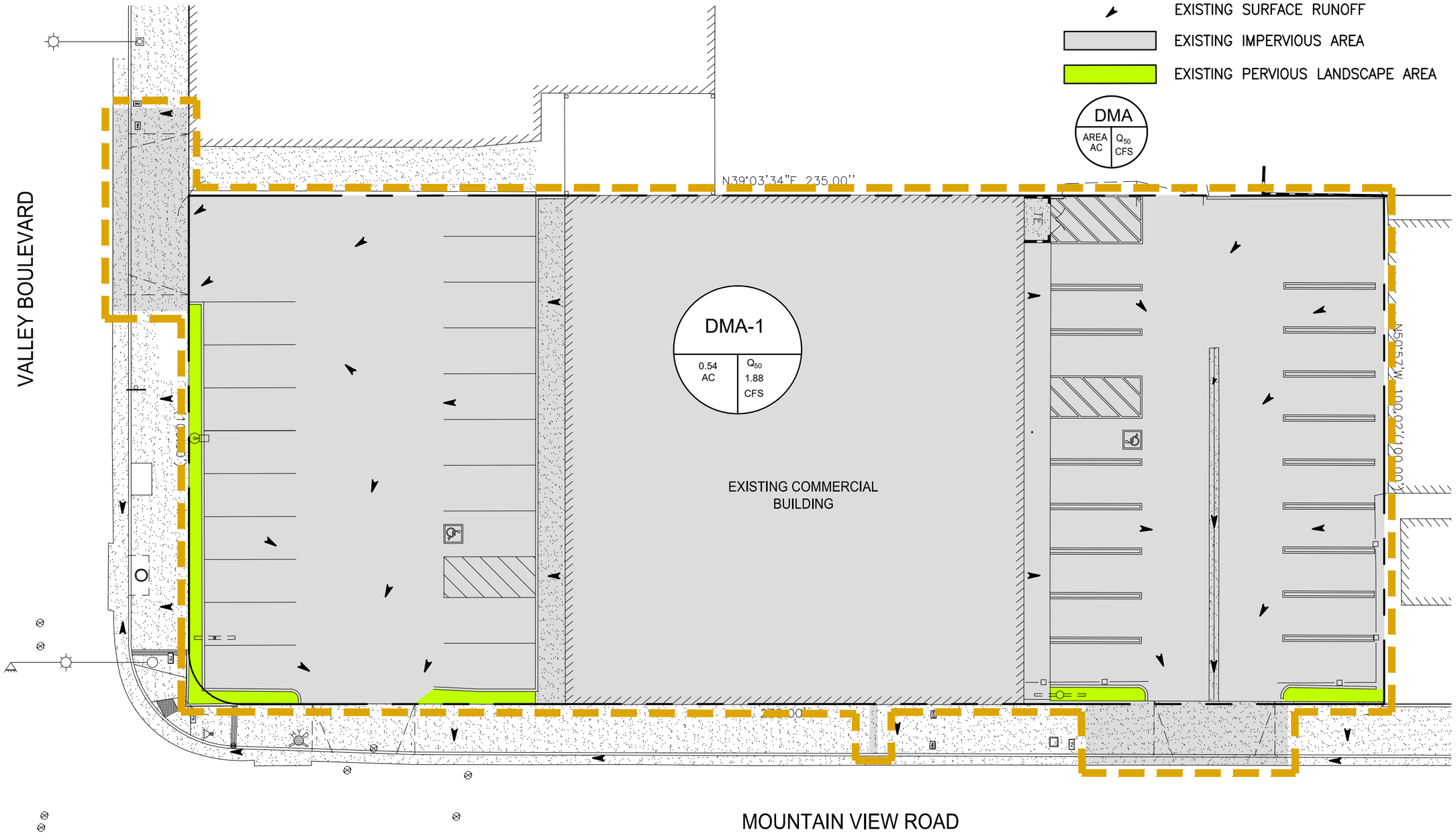
NOT TO SCALE

85th Percentile 24-hr Rainfall Isohyetal Map




34° 07' 30"
MOUNT WILSON 1-H1.30
-118° 07' 30"
LOS ANGELES 1-H1.19
BALDWIN PARK 1-H1.21
-118° 00' 00"
WHITTIER 1-H1.10
34° 00' 00"
PROJECT LOCATION
DPA - 7
DPA - 6
DPA - 6
DPA - 7
ARCADIA
TEMPLE CITY
SAN GABRIEL
ALHAMBRA
ROSEMEAD
EL MONTE
SOUTH EL MONTE
MONTEREY PARK
SOUTH SAN GABRIEL
MONTEBELLO
PICO RIVERA
WHITTIER NARROWS DAM
SAN GABRIEL RIVER
RIO HONDO
POTRERO GRANDE
DEBRIS BASIN
016
SOIL CLASSIFICATION AREA
7.2
INCHES OF RAINFALL
DPA - 6
DEBRIS POTENTIAL AREA
N
W
E
S
1 0 1 2 Miles
25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714
EL MONTE
50-YEAR 24-HOUR ISOHYET
1-H1.20
LOS ANGELES COUNTY PUBLIC WORKS
Public Service That Works

Appendix B



EXISTING WQMP DRAINAGE MANAGEMENT AREAS (DMA)					
AREA	FT^2	PERVIOUS FT^2	IMPERVIOUS FT^2	% PERVIOUS	% IMPERVIOUS
DMA-1	23,562	399	23,163	2	98

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

kpff
140 Newport Center Drive,
Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

POLLO CAMPERO
HYDROLOGY PLAN
EXISTING CONDITIONS
11863 VALLEY BOULEVARD
EL MONTE, CA 91732

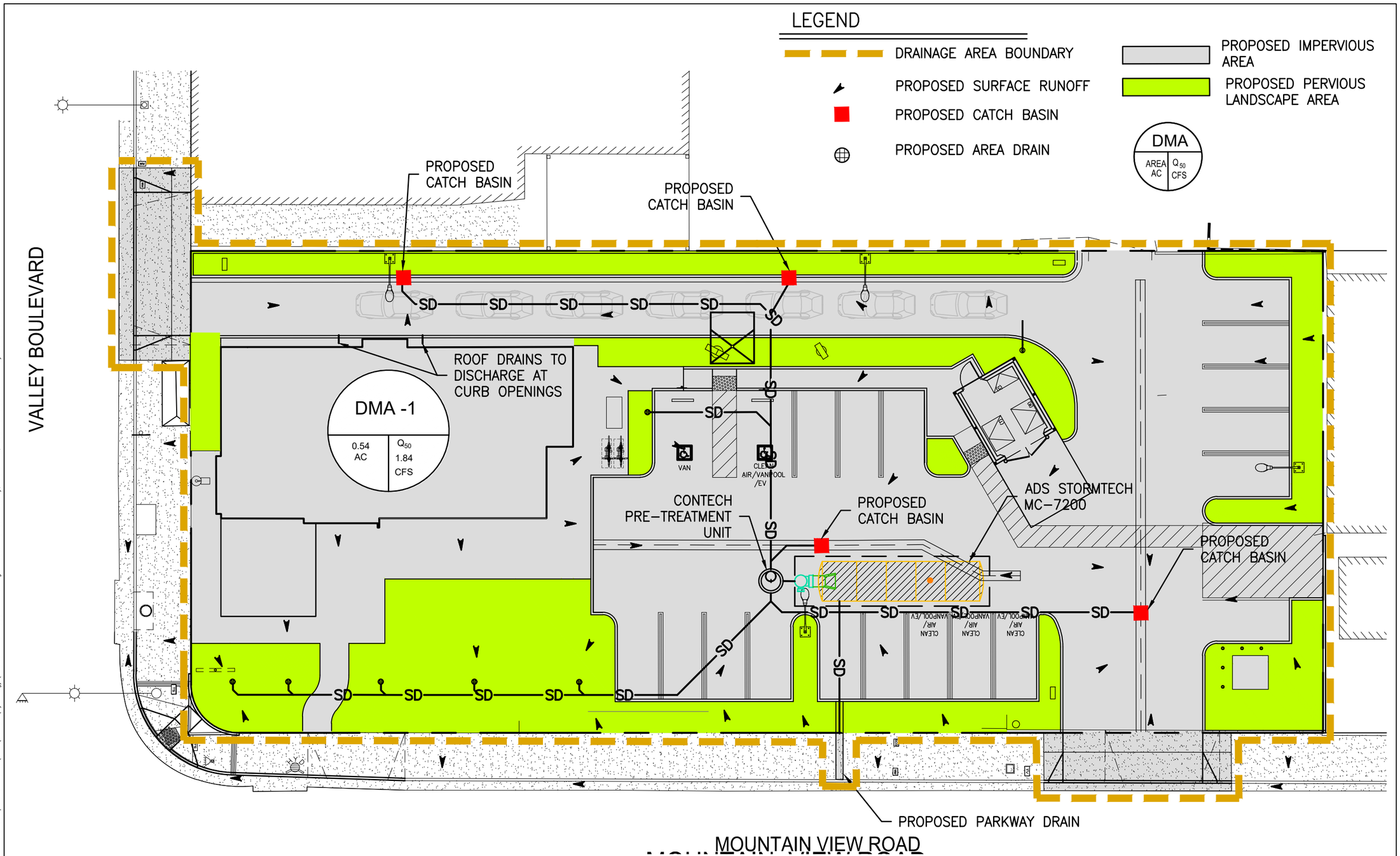
Date: 01-23-2024
Project Number: 2200146
Drawn By: TN
Checked By: TL
Scale: Per Plan

Sheet Name:

EXHB-1

Drawing: P:\2022\2200146 - 19 - Pollo Campero El Monte\DWG\EXHIBIT\Hydrology\HYDRO-EXST-COLR-1117.dwg Last Plotted: Wednesday, January 24, 2024 9:03:38 AM By: Amanda Gomez

Appendix C



L.I.D. AREAS - PRPOSED					
AREA	FT^2	PERVIOUS FT^2	IMPERVIOUS FT^2	% PERVIOUS	% IMPERVIOUS
DMA-1	23,562	5,719	17,843	24	76

N

PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

GRAPHIC SCALE

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POLLO CAMPERO
HYDROLOGY PLAN
PROPOSED CONDITIONS
11863 VALLEY BOULEVARD
EL MONTE, CA 91732

Date:	03-12-2024
Project Number:	2200146
Drawn By:	TN
Checked By:	TL
Scale:	Per Plan

Sheet Name:

EXHB-2

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Appendix D

Peak Flow Hydrologic Analysis

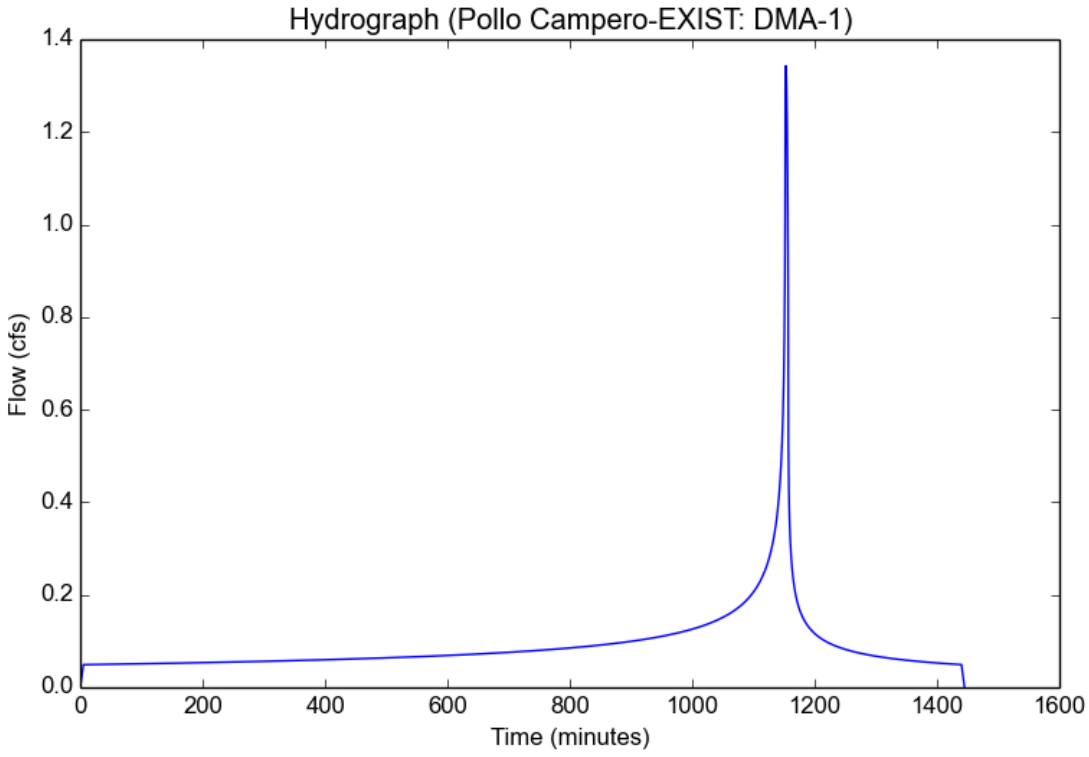
File location: P:/2022/2200146 - 19 - Pollo Campero El Monte/ENGR/Hydrology/HydroCalcs/Existing/Pollo Campero - EXIST - DMA-1_10yr.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Pollo Campero-EXIST
Subarea ID	DMA-1
Area (ac)	0.54
Flow Path Length (ft)	98.36
Flow Path Slope (vft/hft)	0.005
50-yr Rainfall Depth (in)	6.5
Percent Impervious	0.98
Soil Type	6
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	4.641
Peak Intensity (in/hr)	2.7689
Undeveloped Runoff Coefficient (Cu)	0.8061
Developed Runoff Coefficient (Cd)	0.8981
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.3429
Burned Peak Flow Rate (cfs)	1.3429
24-Hr Clear Runoff Volume (ac-ft)	0.1835
24-Hr Clear Runoff Volume (cu-ft)	7991.1592



Peak Flow Hydrologic Analysis

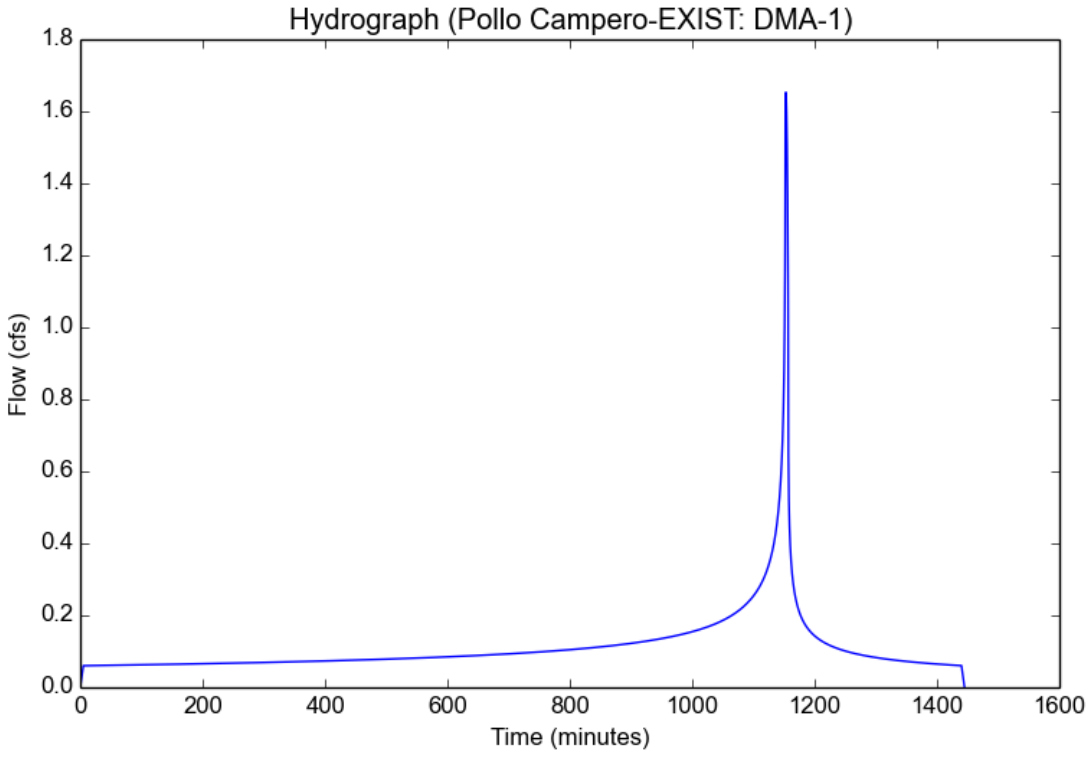
File location: P:/2022/2200146 - 19 - Pollo Campero El Monte/ENGR/Hydrology/HydroCalcs/Existing/Pollo Campero - EXIST - DMA-1_25yr.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Pollo Campero-EXIST
Subarea ID	DMA-1
Area (ac)	0.54
Flow Path Length (ft)	98.36
Flow Path Slope (vft/hft)	0.005
50-yr Rainfall Depth (in)	6.5
Percent Impervious	0.98
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.707
Peak Intensity (in/hr)	3.405
Undeveloped Runoff Coefficient (Cu)	0.8507
Developed Runoff Coefficient (Cd)	0.899
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.653
Burned Peak Flow Rate (cfs)	1.653
24-Hr Clear Runoff Volume (ac-ft)	0.2257
24-Hr Clear Runoff Volume (cu-ft)	9831.8799



Peak Flow Hydrologic Analysis

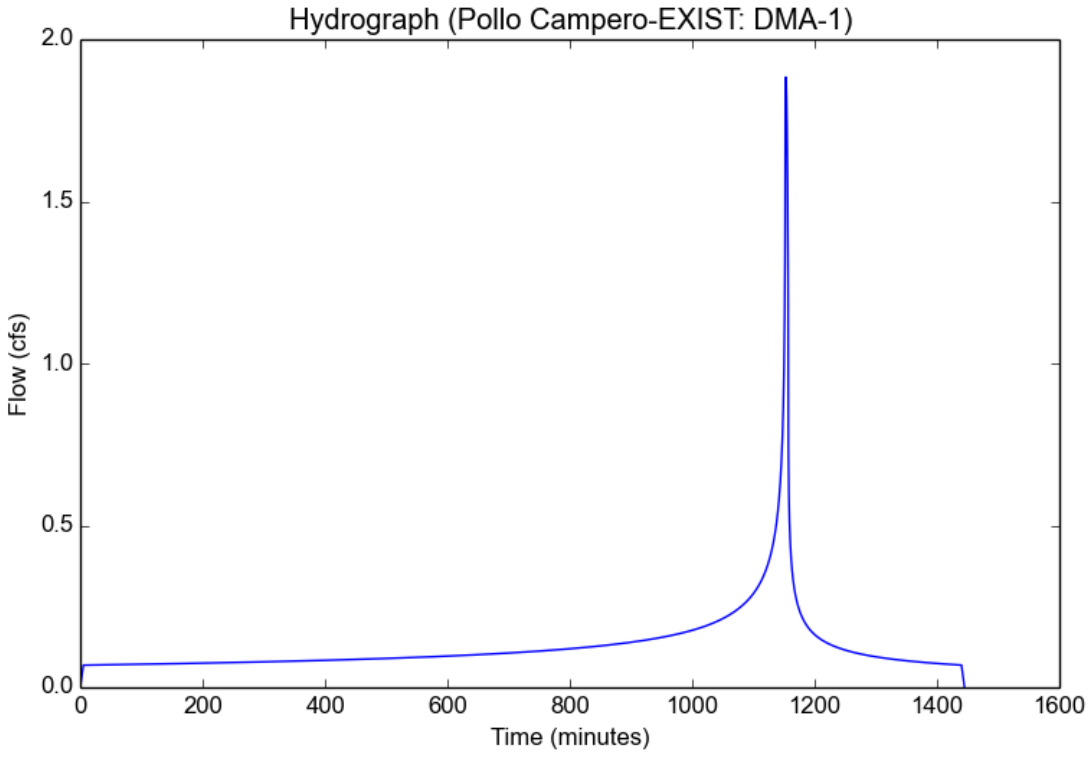
File location: P:/2022/2200146 - 19 - Pollo Campero El Monte/ENGR/Hydrology/HydroCalcs/Existing/Pollo Campero - EXIST - DMA-1_50yr.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Pollo Campero-EXIST
Subarea ID	DMA-1
Area (ac)	0.54
Flow Path Length (ft)	98.36
Flow Path Slope (vft/hft)	0.005
50-yr Rainfall Depth (in)	6.5
Percent Impervious	0.98
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.5
Peak Intensity (in/hr)	3.8781
Undeveloped Runoff Coefficient (Cu)	0.8718
Developed Runoff Coefficient (Cd)	0.8994
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.8836
Burned Peak Flow Rate (cfs)	1.8836
24-Hr Clear Runoff Volume (ac-ft)	0.2572
24-Hr Clear Runoff Volume (cu-ft)	11202.5333



Peak Flow Hydrologic Analysis

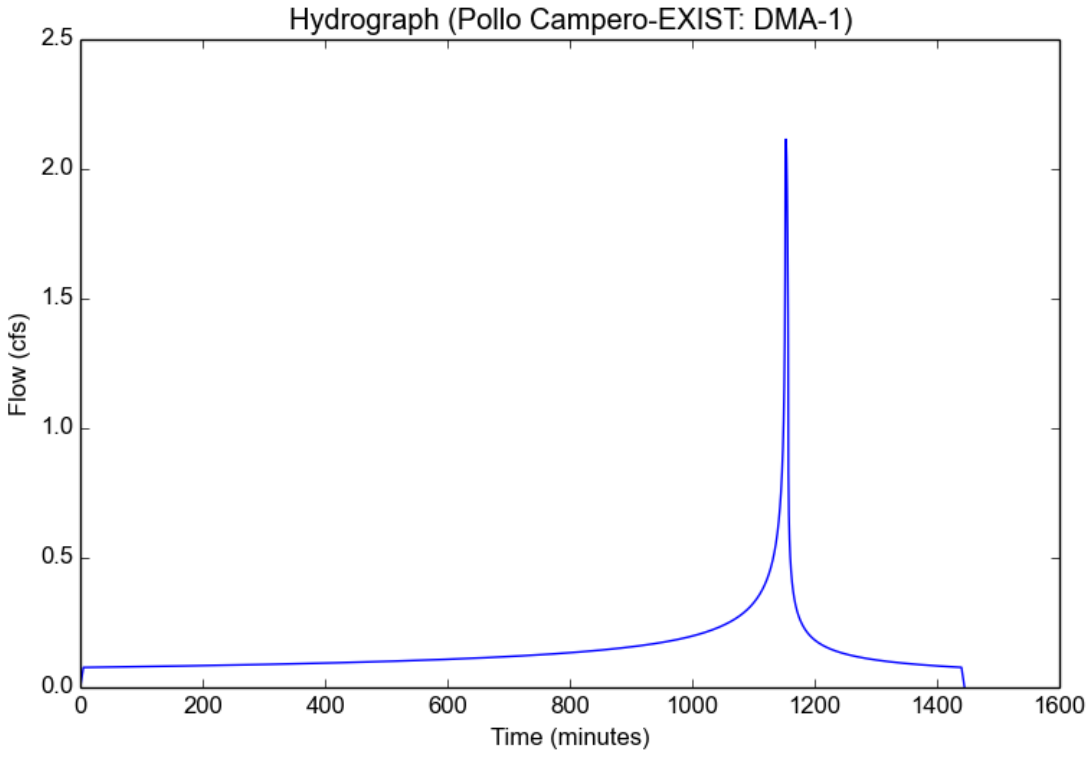
File location: P:/2022/2200146 - 19 - Pollo Campero El Monte/ENGR/Hydrology/HydroCalcs/Existing/Pollo Campero-EXIST - DMA-1.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Pollo Campero-EXIST
Subarea ID	DMA-1
Area (ac)	0.54
Flow Path Length (ft)	98.36
Flow Path Slope (vft/hft)	0.005
50-yr Rainfall Depth (in)	6.5
Percent Impervious	0.98
Soil Type	6
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	7.293
Peak Intensity (in/hr)	4.3512
Undeveloped Runoff Coefficient (Cu)	0.8899
Developed Runoff Coefficient (Cd)	0.8998
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.1142
Burned Peak Flow Rate (cfs)	2.1142
24-Hr Clear Runoff Volume (ac-ft)	0.2887
24-Hr Clear Runoff Volume (cu-ft)	12574.3289



Appendix E

Peak Flow Hydrologic Analysis

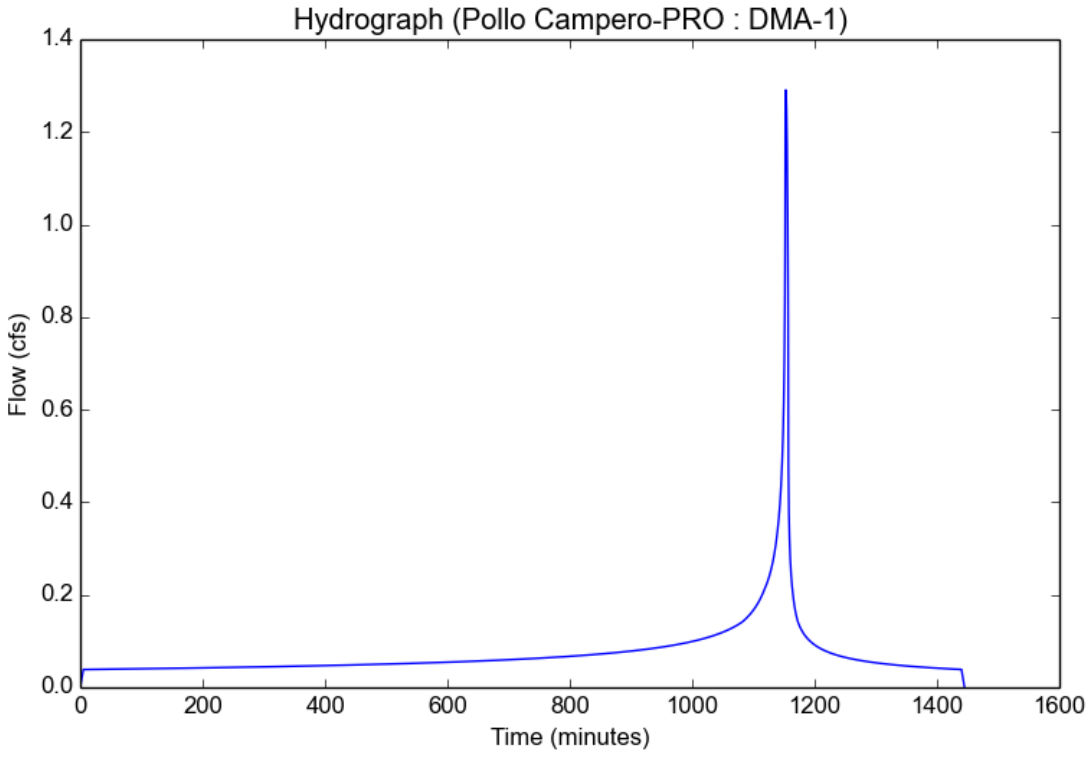
File location: P:/2022/2200146 - 19 - Pollo Campero El Monte/ENGR/Hydrology/HydroCalcs/Proposed/Pollo Campero-PRO - DMA-1_10yr.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Pollo Campero-PRO
Subarea ID	DMA-1
Area (ac)	0.54
Flow Path Length (ft)	77.54
Flow Path Slope (vft/hft)	0.011
50-yr Rainfall Depth (in)	6.4
Percent Impervious	0.76
Soil Type	6
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	4.5696
Peak Intensity (in/hr)	2.7263
Undeveloped Runoff Coefficient (Cu)	0.8031
Developed Runoff Coefficient (Cd)	0.8767
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.2908
Burned Peak Flow Rate (cfs)	1.2908
24-Hr Clear Runoff Volume (ac-ft)	0.1485
24-Hr Clear Runoff Volume (cu-ft)	6470.6033



Peak Flow Hydrologic Analysis

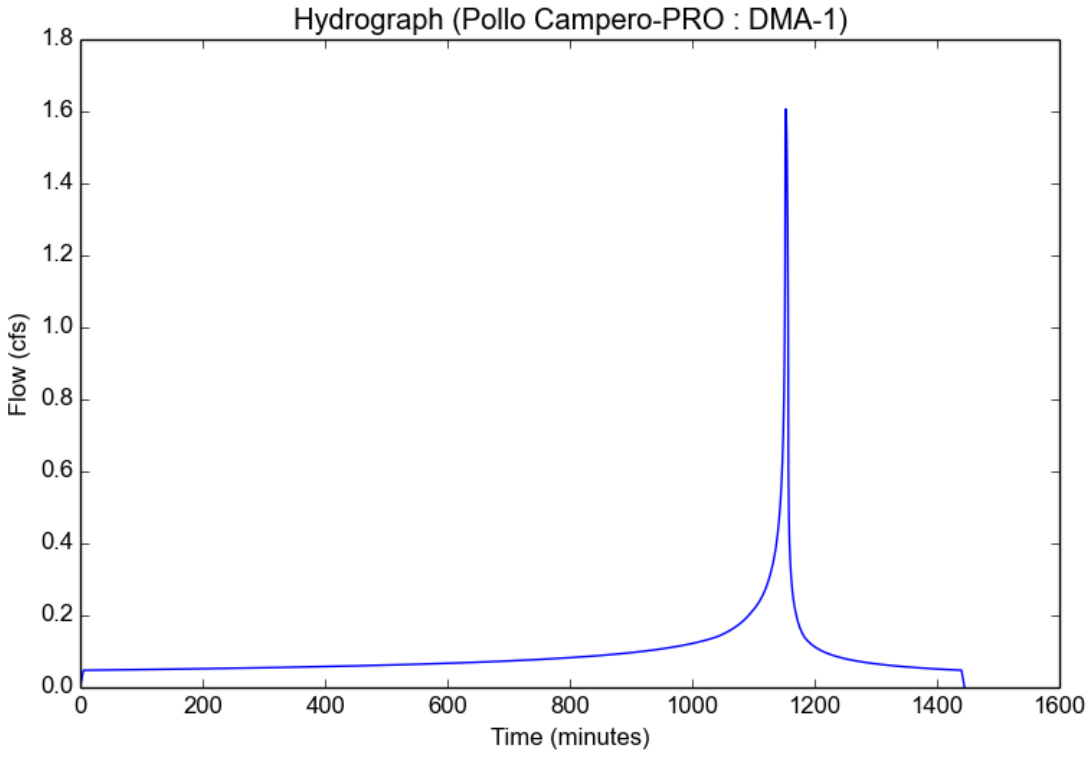
File location: P:/2022/2200146 - 19 - Pollo Campero El Monte/ENGR/Hydrology/HydroCalcs/Proposed/Pollo Campero-PRO - DMA-1_25yr.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Pollo Campero-PRO
Subarea ID	DMA-1
Area (ac)	0.54
Flow Path Length (ft)	77.54
Flow Path Slope (vft/hft)	0.011
50-yr Rainfall Depth (in)	6.4
Percent Impervious	0.76
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.6192
Peak Intensity (in/hr)	3.3526
Undeveloped Runoff Coefficient (Cu)	0.847
Developed Runoff Coefficient (Cd)	0.8873
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.6063
Burned Peak Flow Rate (cfs)	1.6063
24-Hr Clear Runoff Volume (ac-ft)	0.1841
24-Hr Clear Runoff Volume (cu-ft)	8017.3724



Peak Flow Hydrologic Analysis

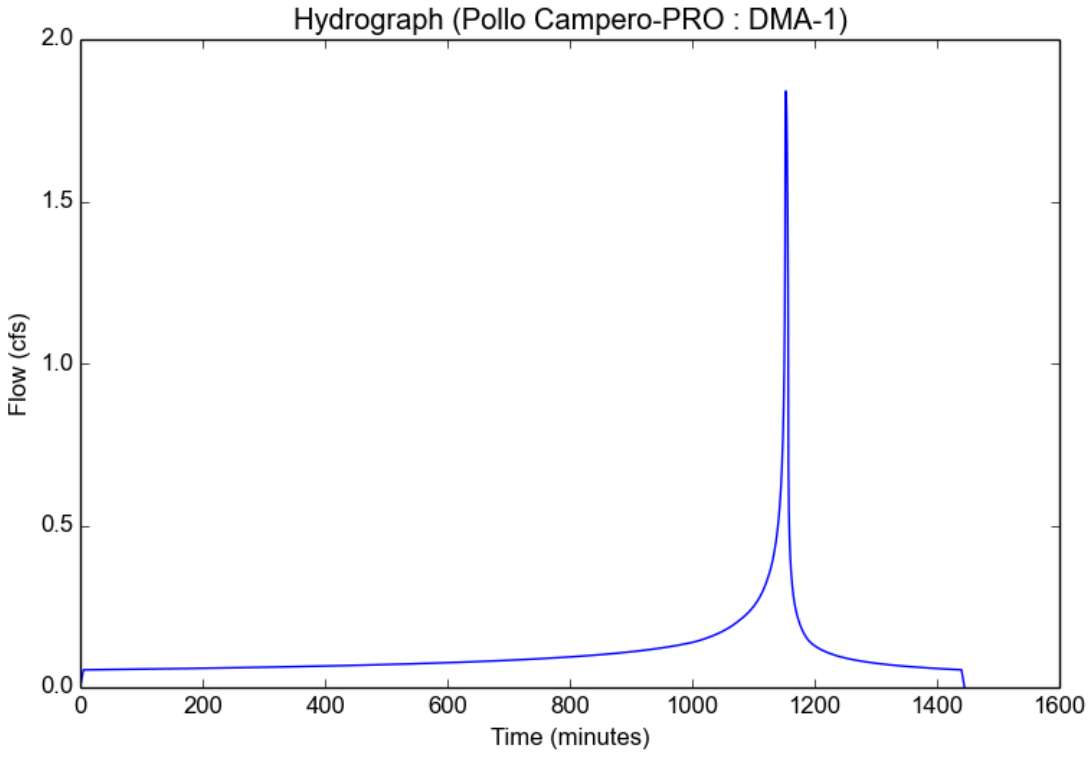
File location: P:/2022/2200146 - 19 - Pollo Campero El Monte/ENGR/Hydrology/HydroCalcs/Proposed/Pollo Campero-PRO - DMA-1_50yr.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Pollo Campero-PRO
Subarea ID	DMA-1
Area (ac)	0.54
Flow Path Length (ft)	77.54
Flow Path Slope (vft/hft)	0.011
50-yr Rainfall Depth (in)	6.4
Percent Impervious	0.76
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.4
Peak Intensity (in/hr)	3.8184
Undeveloped Runoff Coefficient (Cu)	0.8696
Developed Runoff Coefficient (Cd)	0.8927
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.8407
Burned Peak Flow Rate (cfs)	1.8407
24-Hr Clear Runoff Volume (ac-ft)	0.2108
24-Hr Clear Runoff Volume (cu-ft)	9183.6592



Peak Flow Hydrologic Analysis

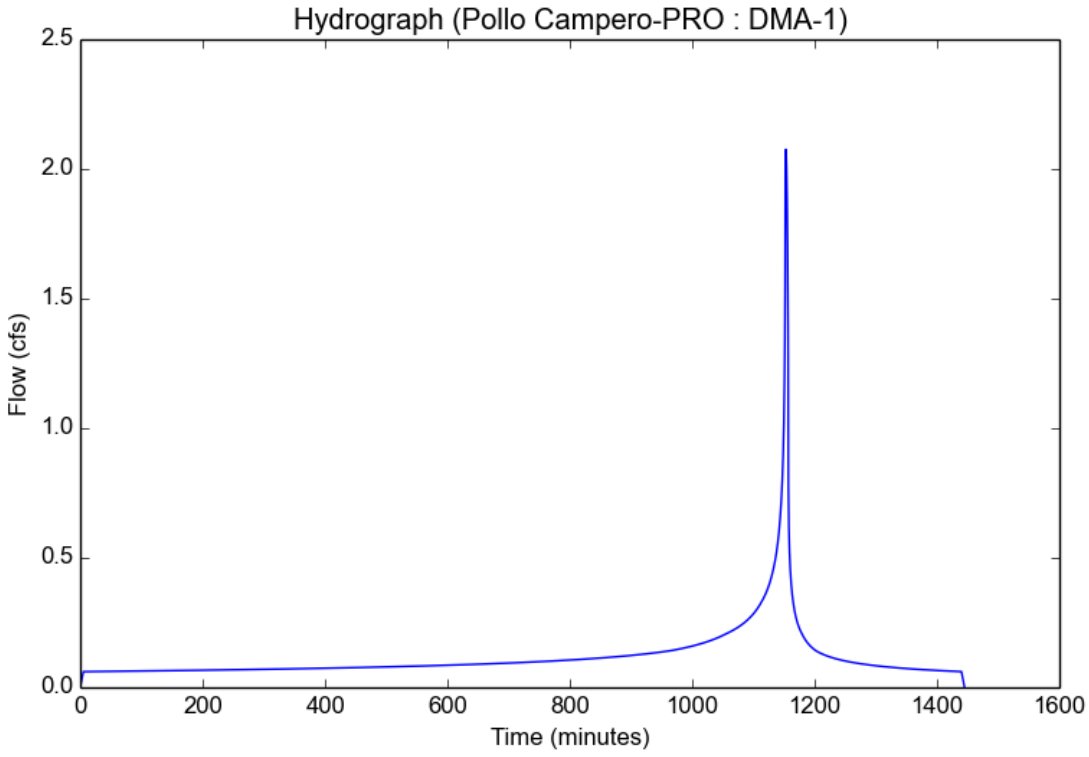
File location: P:/2022/2200146 - 19 - Pollo Campero El Monte/ENGR/Hydrology/HydroCalcs/Proposed/Pollo Campero-PRO - DMA-1_100yr.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Pollo Campero-PRO
Subarea ID	DMA-1
Area (ac)	0.54
Flow Path Length (ft)	77.54
Flow Path Slope (vft/hft)	0.011
50-yr Rainfall Depth (in)	6.4
Percent Impervious	0.76
Soil Type	6
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	7.1808
Peak Intensity (in/hr)	4.2843
Undeveloped Runoff Coefficient (Cu)	0.8874
Developed Runoff Coefficient (Cd)	0.897
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.0751
Burned Peak Flow Rate (cfs)	2.0751
24-Hr Clear Runoff Volume (ac-ft)	0.2379
24-Hr Clear Runoff Volume (cu-ft)	10363.1182



Project Name	Location	Date	Time of Noise Measurement
ELMT 038	11863 Valley Blvd	27-Jun-24	9:54 AM

Noise Meter Readings (SORTED):	Comments	Maximum Value:	78.0
78.0		L99:	76.2
76.2		L90:	70.4
74.0		L75:	67.9
74.0		Median:	65.3
71.9		Minimum Value:	60.7
71.8		Average:	65.9
71.8			
71.6			
71.1			
70.4			
70.0			
69.6			
69.6			
69.5			
69.0			
68.9			
68.8			
68.3			
68.1			
68.0			
67.9			
67.9			
67.9			
67.7			
67.7			
67.6			
67.6			
67.6			
67.4			
67.2			
67.2			
67.0			
66.9			
66.8			
66.8			
66.4			
66.4			
66.3			
66.3			
66.3			
66.3			
66.3			
66.2			
66.1			
65.9			
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65.6			
65.5			

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62.3	
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61.9	
61.9	
61.9	
61.6	
60.7	
60.7	

TRAMES SOLUTIONS INC.
4225 Oceanside Blvd., 354H
Oceanside, CA 92056
(760) 291 - 1400

March 6, 2024

Mr. Allyn Taylor
Sr. Director of Strategic Development & Real Estate
12404 Park Central Drive # 250N
Dallas, TX 75251

Subject: Pollo Campero El Monte Traffic Assessment (JN 0384-0004)

Dear Mr. Taylor:

Trames Solutions Inc. is pleased to submit the following Traffic Assessment for the proposed Pollo Campero project. It is our understanding that the project consists of developing a 2,598 sf fast food restaurant with a drive-thru. The project also consists of demolishing 2 units within a commercial building of 9,000 sf. The site is located at 11863 Valley Blvd. in the City of El Monte.

INTRODUCTION

The proposed project consists of demolishing a commercial retail building (9,000 sf) and developing a 2,598 sf fast food restaurant with a drive-thru. The restaurant will have operating hours of 9 AM to 10 PM from Monday to Sunday with 10 employees per shift.

It should be noted that three driveways currently serve the site (one on Valley Blvd and two on Mountain View Rd.). The proposed project would keep the driveway configurations the same except it would eliminate the driveway on Mountain View Rd. that is closest to Valley Blvd. Attachment “A” contains the site plan for the proposed project. The site plan illustrates that a reciprocal access would be provided for the buildings located west of the project site.

The intent of this analysis is to determine the anticipated number of trips that would be generated during the morning and evening peak hours and throughout the day. This analysis also includes an assessment of the proposed drive-thru queueing lane. A vehicle miles traveled (VMT) assessment is also included in this study.

TRIP GENERATION ANALYSIS

Typically, traffic generated by developments can be determined based on the Institute of Transportation Engineers (ITE), Trip Generation handbook (11th edition). This publication contains trip rates based on studies conducted for a variety of uses. Land Use Code 934 (Fast Food Restaurant w/Drive-Thru) has been selected as the appropriate use to represent the proposed project. Similarly, Land Use Code 822 (Shopping Center with less than 40,000 sf) has been selected for the existing commercial building.

Table 1 provides a summary of the daily, AM peak hour, and PM peak hour trip rates for the proposed project and the existing commercial building. Table 2 provides a summary of the trips. It should be noted that a pass by reduction for a fast food restaurant (AM-50%; PM-55) has been applied based on the ITE Trip Generation Handbook. Pass-by trips are defined as trips that are already on the roadway but "pass-by" a project on their way to a primary destination. Since the pass-by vehicles are already on the roadway system, they are not new traffic except at the actual driveway locations.

Based on the proposed 2,598 sf fast food restaurant, it is estimated that a total of 1,215 trips will occur per day with 607 new trips accounting for pass-by traffic. During the AM peak hour, 116 trips would occur with 57 new trip ends. During the PM peak hour, 86 trips would occur with 38 new trip ends added to the roadway system. It should be noted that the full trip generation will occur at the project driveways since pass-by reductions only occur at the adjacent roadways/intersections. The existing building is estimated to generate a total of 490 trips per day, with 21 trip ends occurring during the AM Peak Hour, and 60 trip ends occurring during the PM Peak Hour.

As indicated previously, the existing building will be demolished. Since the trips due to the existing retail building will be replaced by the project traffic, the net increase in trips to the roadway system is 117 trips per day, with 36 more trip ends occurring during the AM Peak Hour, and 22 fewer trip ends occurring during the PM Peak Hour. It should be noted that the site will not open until 9:00 AM in the morning. This is after the AM peak hour. Therefore, the AM trip estimates can be considered a conservatively high estimate.

TRIP DISTRIBUTION/ASSIGNMENT

Trip distribution represents the directional orientation of traffic to and from the project site. The project's trip distribution patterns are based on the location of driveways and the travel restrictions on the roadways (for example medians that prohibit left turns). The project will have two driveways. The driveway off of Mountain View Rd. will provide full access. However, the access to Valley Blvd. will only allow exiting vehicles to turn right (no inbound traffic will be allowed). It is recommended that appropriate signage and markings (RIGHT TURN ONLY signs and Right turn pavement arrows) be provided at the exit driveway onto Valley Blvd.

Therefore, traffic from the north, south, east, and west would likely have the following patterns:

From the north

Traffic would likely enter and exit the site through the Mountain View Rd. driveway. Since there is a residential neighborhood to the north, it is estimated that approximately 20% of the project traffic would come from the north.

From the south

Traffic would enter and exit the site through the Mountain View Rd. It is estimated that approximately 30% of the project traffic would come from the south.

From the east

Traffic would enter and exit the site through the Mountain View Rd. It is estimated that approximately 20% of the project traffic would come from the east.

From the west

Traffic would enter the site through the Mountain View Rd. driveway but would use the Valley Blvd. driveway to return to the west. It is estimated that approximately 30% of the project traffic would come from the west.

Attachment "B" contains the project trip distribution figures and intersection peak hour volumes. It also contains the truck turning templates illustrating how delivery trucks would access the site. Deliveries should occur during off-peak hours to reduce the potential of vehicular conflicts.

Drive-Thru Evaluation

The drive-thru lane for the proposed Pollo Campero restaurant will be able to accommodate approximately 7 vehicles. In order to determine the number of vehicles that would stack in the drive-thru lane during the peak periods, Trames Solutions has conducted a queuing survey during the midday (11:30 AM – 1:30 PM) and PM (5:00 PM – 7:00 PM) timeframes for three Pollo Campero restaurants in the Los Angeles area in August 2022 on a weekday.

- Pollo Campero (3540 W. Century Blvd.) – 2,900 sf
- Pollo Campero (7044 N. Topanga Canyon Blvd.) – 2,200 sf
- Pollo Campero (9000 Sepulveda Blvd.) – 3,290 sf

Two sites were also surveyed on a Saturday (February 2023) from 11 AM-2 PM and 4 PM-7 PM to determine the peak weekend drive-thru queues. The locations are as follows:

Pollo Campero (16606 Hawthorne Blvd., Lawndale) – 2,420 sf

Pollo Campero (10511 Beach Blvd., Stanton) – 2,420 sf

Based on the surveys, an average peak stacking rate of 1.59 vehicles and 1.65 vehicles per thousand square feet was determined for the weekday and weekend conditions, respectively. This rate was calculated by dividing the maximum number of observed vehicles in the drive-thru lane by the building square footage. Table 3 provides a summary of the empirical data. By applying this rate to the proposed restaurant's square footage, it is estimated that a maximum of 5 vehicles would be stacked during the peak hour (See Table 4) for both the weekday and weekend conditions.

Since the proposed drive-thru lane can accommodate approximately 7 vehicles, it is anticipated that adequate stacking will be provided for the proposed restaurant. In the event that additional stacking is required beyond the drive-thru lane, cars can stack behind the entrance without impeding inbound traffic from Mountain View Rd. Furthermore, a contingency plan is recommended that would provide an outside order taker to move queues along if the stacked vehicles exceed the drive-thru capacity.

Attachment "C" contains the empirical data survey sheets.

VEHICLE MILES TRAVELED (VMT) EVALUATION

The VMT evaluation is based on the passage of SB 743 which replaces automobile delay and LOS as the basis of determining CEQA impacts. The City of El Monte's TIA Guidelines has been used as a reference in determining if a project would have a significant vehicle miles traveled impact. The Guidelines establish screening threshold for certain type of projects that may be presumed to cause a less than significant VMT impact based on substantial evidence provided in the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impact in CEQA (December 2018),

The three screening criteria includes 1) Transit Priority Area (TPA); 2) Low VMT Area Screening, and 3) Project Type Screening. If a project can be screened out of any of the criteria, a finding of less than significant impact can be made and no further analysis is required.

Based on the Project Type Screening, if a retail project is less than 25,000 sf and is local serving, a less-than-significant impact can be presumed. Local serving retail generally improves the convenience of obtaining goods/services close to home and has the effect of reducing vehicle travel. Since the proposed project will consist of a 2,598 sf fast food restaurant with a drive-thru, this falls below the 25,000 sf ceiling and can be considered to have a less-than-significant impact from a VMT perspective.

CONCLUSIONS

The proposed project is estimated to generate a net total of 117 new trips per day, with 36 more trip ends occurring during the AM Peak Hour, and 22 fewer trip ends occurring during the PM Peak Hour. This estimate is based on the existing commercial building being demolished to construct a new drive-thru restaurant. Since the project will generate fewer than 100 new trips during either of the peak hours, a full traffic study should not be necessary. However, to prevent vehicles from turning left onto Valley Blvd., it is recommended that appropriate signage and markings (RIGHT TURN ONLY signs and Right turn pavement arrows) be provided at the exiting driveway onto Valley Blvd.

Drive-thru evaluation

The drive-thru analysis indicates that the site plan can accommodate the drive-thru needs of the proposed restaurants and are not anticipated to impede the flow of the adjacent drive aisle or the public right of way. It should be noted that the analysis presented above represents a conservative assessment of the operations at the drive-thru for the following reasons:

1. The analysis is based on the maximum queues surveyed at the existing locations. These maximums occur infrequently. On average, the observed queues were considerably less.
2. The analysis periods represent the busiest time for the restaurant. At other times of the day, the queues are not anticipated to be as long.
3. A contingency plan is recommended that would provide an outside order taker to move queues along if the stacked vehicles exceed the drive-thru capacity.

Vehicle Miles Evaluation

The proposed project will consist of a 2,598 sf fast food restaurant with a drive-thru. The City's VMT guidelines allows projects to be screened out of a full analysis if local serving retail projects fall below the 25,000 sf. Since the project meets this criterion, it can be considered to have a less-than-significant impact from a VMT perspective.

If you have any questions, please contact me directly at (949) 244-2436.

Respectfully submitted,

Trames Solutions Inc.

Scott Sato, P.E.

Vice President

Attachment A – Site Plan
Attachment B – Trip Distribution, Traffic Volumes, Truck Turning Templates
Attachment C – Drive-Thru Survey Sheets

TABLE 1

PROJECT TRIP GENERATION RATES[1]

Land Use	ITE Code	Quantity[2]	Peak Hour Trip Rates						Daily
			AM			PM			
			IN	OUT	Total	IN	OUT	Total	
Fast-Food Restaurant w/ Drive-Through Window	934	2.598 TSF	22.75	21.86	44.61	17.18	15.85	33.03	467.48
Shopping Center (<40k)	822	9 TSF	1.42	0.94	2.36	3.30	3.29	6.59	54.45

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).

[2] TSF = Thousand Square Feet

TABLE 2

PROJECT TRIP GENERATION SUMMARY

Land Use	ITE Code	Quantity[1]	Peak Hour						Daily
			AM			PM			
			In	Out	Total	In	Out	Total	
Fast-Food Restaurant w/ Drive-Through Window	934	2.598 TSF	59	57	116	45	41	86	1,215
Pass-By Reduction (50%-AM, 55%-PM)			*-30*	*-29*	*-59*	*-25*	*-23*	*-48*	*-608*
Proposed Project Trips			29	28	57	20	18	38	607
Previously Approved Shopping Center (<40k)	822	9 TSF	-13	-8	-21	-30	-30	-60	-490
NET ADDITIONAL PROJECT TRIPS			**16**	**20**	**36**	**-10**	**-12**	**-22**	**117**

[1] TSF = Thousand Square Feet

TABLE 3

EMPIRICAL DATA DRIVE THRU SURVEY SUMMARY

Empirical Data Summary

LOCATION	Building Area (sf)	MAXIMUM NUMBER OF VEHICLES OBSERVED IN THE DRIVE-THRU LANE	PEAK STACKING RATE (VEH/TSF)
WEEKDAY CONDITIONS			
Pollo Campero, 3540 W Century Blvd	2900	5	1.72
Pollo Campero, 7044 N Topanga Canyon Blvd	2200	4	1.82
Pollo Campero, 9000 Sepulveda Blvd	3290	4	1.22
Average			1.59
WEEKEND CONDITIONS			
Pollo Campero, 16606 Hawthorne Blvd.	2420	4	1.65
Pollo Campero, 10511 Beach Blvd.	2420	4	1.65
Average			1.65

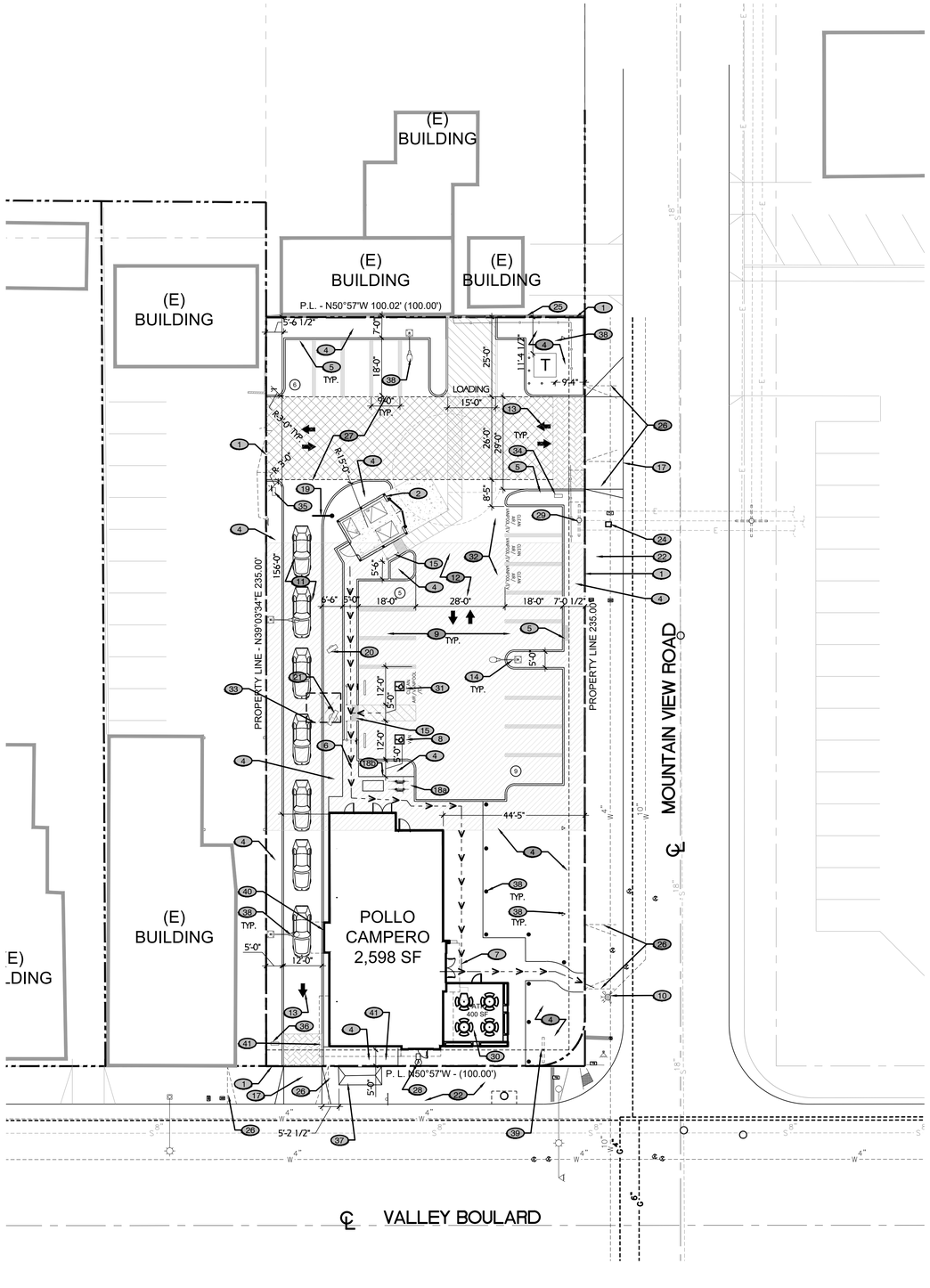
TABLE 4

PROJECT DRIVE THRU EVALUATION

PROJECT	PEAK HOUR DRIVE-THRU STACKING RATIO BASED ON EMPIRCAL DATA (VEH/TSF)	ESTIMATED MAXIMUM NUMBER OF STACKED VEHICLES	PROPOSED NUMBER OF VEHICLES PROVIDED IN THE DRIVE-THRU LANE
WEEKDAY CONDITIONS			
Pollo Campero (2,598 sf)	1.59	5	7
WEEKEND CONDITIONS			
Pollo Campero (2,598 sf)	1.65	5	7

ATTACHMENT A

SITE PLAN



KEYNOTES

1	EXIST. PROPERTY LINE.
2	CMU WALL TRASH ENCLOSURE WITH METAL GATES.
3	(E) UTILITY CABINET.
4	LANDSCAPE AREA W/ IRRIGATION & PLANTING.
5	6" CONCRETE CURB.
6	CONCRETE SIDEWALK OR SLAB.
7	ACCESSIBLE PATH OF TRAVEL MAX 5% SLOPE IN DIRECTION OF TRAVEL & MAX. 2% CROSS SLOPE TO ACCESSIBLE PARKING & PUBLIC WAY.
8	VAN ACCESSIBLE PARKING STALL.
9	STANDARD PARKING STALL.
10	(E) FIRE HYDRANT.
11	CONCRETE DRIVE THRU LANE.
12	ASPHALT PARKING LOT PAVING AND PAVEMENT MARKING AS OCCURS.
13	PAINTED DIRECTIONAL ARROWS.
14	LIGHT POLE.
15	CURB RAMP WITH DETECTABLE WARNING SURFACE W/ TRUNCATED DOMES.
16	MONUMENT SIGN PROVIDED BY SIGNAGE VENDOR,
17	NEW DRIVE WAY.
18	a) BIKE RACK FOR (2) BICYCLES; SHORT TERM PARKING b) BIKE RACK FOR (2) BICYCLES- LONG TERM PARKING
19	CLEARANCE BAR PROVIDED BY SIGNAGE VENDOR, FOOTING PROVIDED BY G.C..
20	PREVIEW MENU BOARD. PROVIDED BY OWNER, FOOTING PROVIDED BY G.C..
21	MENU BOARD PROVIDED BY OWNER, FOOTING PROVIDED BY G.C..
22	(E) SIDE WALK
23	(E) FENCE TO BE REMOVED.
24	(E) UTILITY CABINET
25	REMOVE (E) FENCE & REPLACE WITH 6' HT CMU DECORATIVE WALL WITH A STEP DOWN TO 4' IN THE SETBACK AREA. RE:13/A0.2
26	(E) DRIVEWAY TO BE REMOVED.
27	(E) EASEMENT.
28	(E) POWER POLE TO BE REMOVED.
29	(E) POWER POLE.
30	CONCRETE PATIO WITH FIXED TABLES AND UMBRELLAS
31	EV VAN ACCESSIBLE PARKING STALL.
32	DESIGNATED PARKING FOR CLEAN AIR VEHICLES.
33	CANOPY OVER MENU BOARD
34	DRIVE THRU DIRECTION SIGN, PROVIDED BY OWNER, FOOTING BY G.C.
35	DRIVE THRU ENTRY SIGN, PROVIDED BY OWNER, FOOTING BY G.C.
36	DRIVE THRU EXIT SIGN, PROVIDED BY OWNER, FOOTING BY G.C.
37	(E) BUS BENCH, TO REMAIN.
38	SITE POLE LIGHT, ILLUMINATED BOLLARD, AND UPLIGHT SEE LEGEND BELOW
39	(E) SITE PYLON SIGN, TO BE REFACED.
40	DRIVE THRU' WINDOW WITH METAL AWNING
41	METAL AWNING SEE FLOOR PLAN AND ELEVATIONS

PARKING CALCULATIONS

SITE - PARKING REQUIRED:
RESTAURANT DRIVE-THRU
RATIO: 1/150

- 2,598SF BLDG. /150= 18 STALLS REQUIRED
- OUTDOOR SEATING: 1 SPACES REQUIRED FOR 400 SQ. FT
- ADA PARKING FOR 1-25 PARKING STALLS =1 ADA PARKING STALL REQUIRED, PER 2022 CBC.
- EV CAPABLE SPACES FOR 10-25 PARKING SPACES = 4 EV SPACES REQUIRED PER 2022 GREEN BUILDING STANDARDS(INCLUDES THE VAN ACCESSIBLE EV STALL)
- ADA/VAN ACCESSIBLE PARKING FOR 5-25 EV STALLS= 1 ADA/ VAN ACCESSIBLE REQUIRED, PER 2022 CBC

TOTAL PARKING REQUIRED= 19 STALLS
TOTAL PARKING PROVIDED = 20 STALLS (INCLUDING 2 HC & 4 EV)
LOADING REQUIRED AND PROVIDED = 1 SPACE

SPECIFICATIONS

LONG TERM BIKE PARKING: CYCLESAFE BIKE LOCKER STANDARD MODEL, 2 BIKE CAPACITY (SM-M02)

SHORT TERM BIKE PARKING: ORION, 2 BIKE CAPACITY (ORNS-2-SF-G)

OUTDOOR SEATING: BELSON OUTDOORS POLISHED TERRAZZO ROUND PICNIC TABLES

PROJECT SCOPE OF WORK

DEMOLITION OF EXISTING BUILDING AND PARKING LOT, MODIFICATION OF EXISTING DRIVEWAY ENTRANCES NEW GROUND UP BUILDING WITH DRIVE THRU' WITH PATIO, NEW PARKING LOT, STRIPPING, SITE LIGHTING, & TRASH ENCLOSURE

SITE LIGHTING SPECS

SITE LIGHT: LSI INDUSTRIES - SLM-LED-24L-SIL-FT-50-IL-70CRI MOUNTED AT 20'

PIPE BOLLARD: LSI INDUSTRIES - CBR8-2L-30 3' HIGH

LANDSCPE UPLIGHT: FX LUMINARE PB

SITE DATA

CLIENT:	POLLO CAMPERO OF CA., LLC 12404 PARK CENTRAL DR. #250N DALLAS, TX 75251
PROJECT ADDRESS:	11863 VALLEY BLVD. EL MONTE, CA
JURISDICTION:	CITY OF EL MONTE
APN:	8565-013-005
ZONING:	C-3 (GENERAL COMMERCIAL)
SITE AREA:	+/- 23,582 SF (0.54 ACRES)
SITE COVERAGE:	±11%
FAR	0.11

SETBACKS:
- FRONT : 5'-0"
- EAST SIDE : 5'-0"
- REAR: 25'-0"

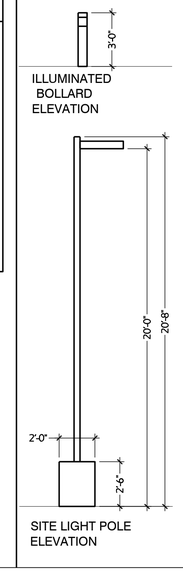
LANDSCAPE % = 5,997 SF OF LANDSCAPE FOR ±25.4 % OF TOTAL SITE AREA.

BUILDING DATA

TOTAL SITE AREA:	±0.54 ACRES
BUILDING AREA:	2,598 S.F. 500 S.F. MAX PATIO
STORIES:	(1)
BUILDING HEIGHT:	25'-0" (45' MAX. ALLOWED)
USE:	A-2 RESTAURANT DRIVE-THRU
CONST. TYPE:	V-B

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL:
  - 48" MIN. CLEAR WIDTH PATH OF TRAVEL
  - 5% MAX. SLOPE
  - 2% MAX CROSS SLOPE
- ACCESSIBLE PARKING
- SITE LIGHTING 20' HIGH (SEE PHOTOMETRICS FOR CUT SHEET)
- 3' HIGH PIPE BOLLARD LANDSCPE UPLIGHT - SEE LANDSCAPE PLANS FOR CUT SHEET
- LANDSCAPE
- (E) FIRE HYDRANT
- (E) BUILDING TO BE DEMOLISHED



SHEET INDEX

• ARCHITECTURAL	
AS1.0	SITE PLAN
A0.2	TRASH ENCLOSURE DETAILS
A0.3	SITE SPECIFICATION
A1.0	FLOOR PLAN
A1.5	EQUIPMENT PLANS
A1.6	FLOOR PLAN (FOOD SERVICE)
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	STREETSCAPE
A4.0	BUILDING SECTIONS
A7.1	WINDOW & DOOR SCHEDULES
• LANDSCAPE	
L1	PRELIMINARY LANDSCAPE PLAN
L2	PLANT PALETTE
L3	TREE SURVEY/SITE PLAN
L4	PRELIMINARY IRRIGATION PLAN
• CIVIL	
C1.30	GRADING PLAN
C1.50	UTILITY PLAN
EXHB-1	EXHIBIT
• MISCELLANEOUS	
1 OF 1	PHOTOMETRIC
1 OF 2	TOPOGRAPHIC SURVEY
2 OF 2	TOPOGRAPHIC SURVEY

PRELIMINARY SITE PLAN | SCALE: 1"=20' | 1

CONSULTANT:

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:

Pollo Campero

PROJECT ADDRESS:

11863 VALLEY BOULEVARD
EL MONTE, CA 91732

ISSUE FOR DESCRIPTION:

PLANNING SUBMITTAL

ISSUE DATE:

11/15/2023

REVISIONS:

NO.	DESCRIPTION	DATE
	INITIAL PLAN REVIEW	2/14/2023
	CUP & DESIGN REVIEW	8/15/2023
	2ND PLANNING SUBMITTAL	11/15/2023
	3RD PLANNING SUBMITTAL	01/22/2023

PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: J.C

PROJECT NUMBER: PCC22004.0

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER:

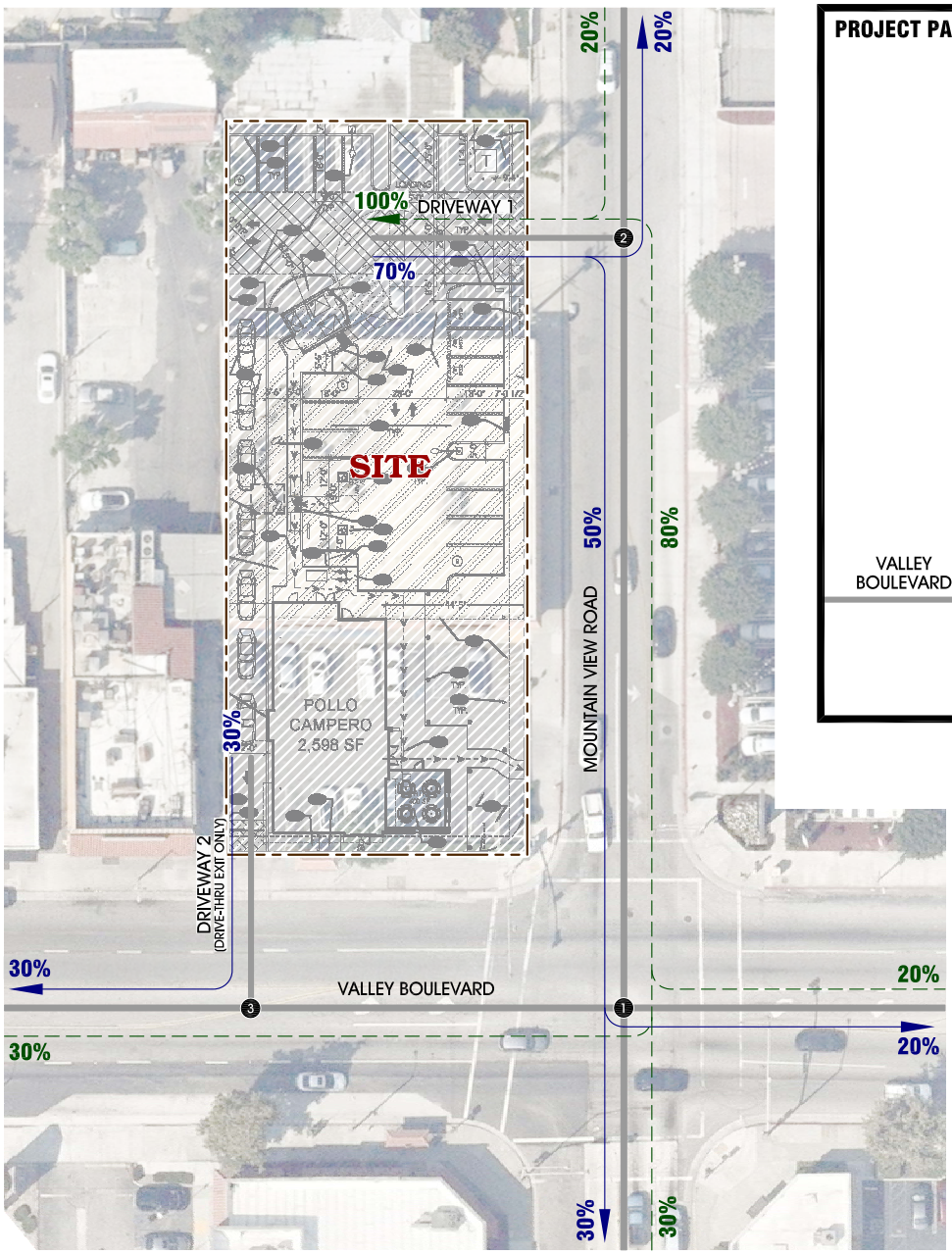
AS1.0

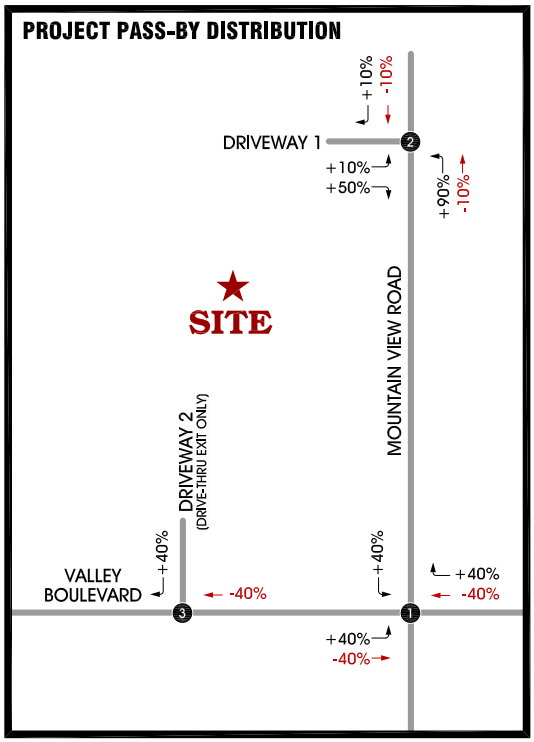
ATTACHMENT B

Trip Distribution, Traffic Volumes, and Truck Turning Template

FIGURE 1

PROJECT TRIP DISTRIBUTION





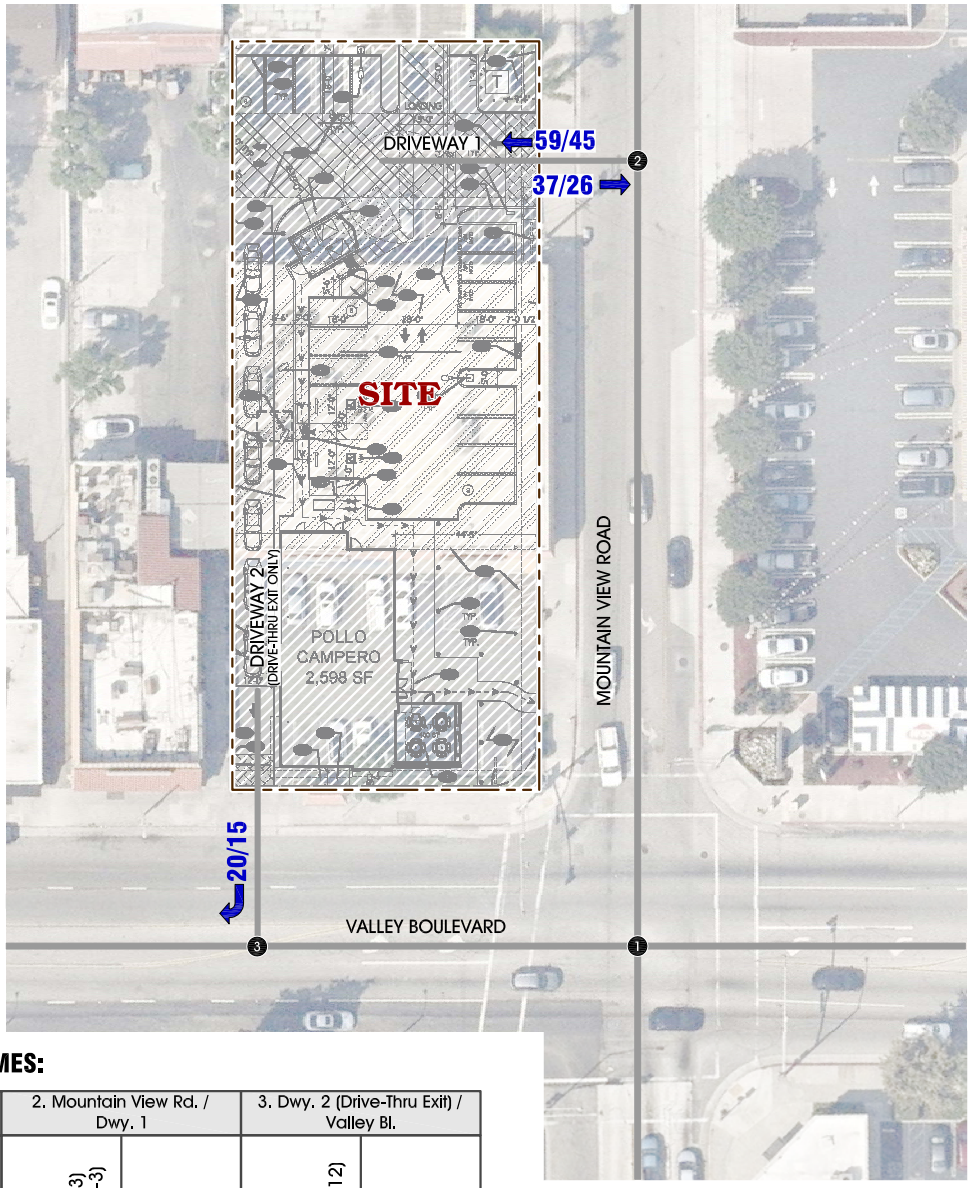
LEGEND:

- (#) = INTERSECTION ID
- 10% = PERCENT FROM PROJECT
- 10% = PERCENT TO PROJECT
- +10% = PROJECT PASS-BY PERCENTAGE ADDED TO PROJECT DRIVEWAY
- -10% = PROJECT PASS-BY PERCENTAGE REMOVED FROM EXISTING TRAFFIC

N

FIGURE 2

PROJECT ONLY AND PROJECT PASS-BY PEAK HOUR INTERSECTION VOLUMES



AM PEAK HOUR VOLUMES:

1. Mountain View Rd. / Valley Bl.		2. Mountain View Rd. / Dwy. 1		3. Dwy. 2 (Drive-Thru Exit) / Valley Bl.	
0(0) 8(0) 6(12)	5(12) 0(-12) 0(0)	6(3) 0(-3)		8(12)	0(-12)
9(12) 0(-12) 0(0)	0(0) 0(0) 0(0)	6(2) 14(15)	23(27) 0(-3)	9(0)	

PROJECT PASS-BY PEAK HOUR INTERSECTION VOLUMES:

1. Mountain View Rd. / Valley Bl.		2. Mountain View Rd. / Dwy. 1		3. Dwy. 2 (Drive-Thru Exit) / Valley Bl.	
0(0) 5(0) 4(10)	4(10) 0(-10) 0(0)	4(2) 0(-2)		5(10)	0(-10)
6(10) 0(-10) 0(0)	0(0) 0(0) 0(0)	4(1) 9(12)	16(23) 0(-3)	6(0)	

LEGEND:

- (#) = INTERSECTION ID
- 10(10) = PROJECT ONLY TRIPS (PASS BY TRIPS)
- 10/10 = AM/PM TOTAL PROJECT TRIPS WITH PASS-BY AT DRIVEWAYS PROJECT DRIVEWAYS

N

VALLEY BOULEVARD

PROPOSED BUILDING

R 55.14 ft

R 358.54 ft

R 35.01 ft

R 36.00 ft

29'

R 54.89 ft

MOUNTAIN VIEW ROAD

EXISTING CURB

PLAN

SCALE: 1" = 20'-0"

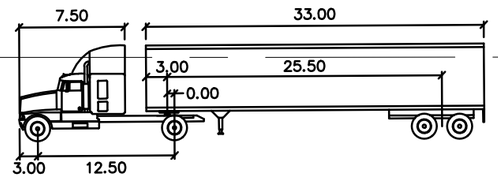
0 10' 20' 40'

GRAPHIC SCALE

LEGEND

VEHICLE BODY PATH

VEHICLE PROFILE



WB-40	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	8.00		

kpff

140 Newport Center Drive,
Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

POLLO CAMPERO
VEHICLE SIMULATION
WITH 29' WIDENED DRIVEWAY
11863 VALLEY BOULEVARD
EL MONTE, CA 91732

Date:	01-22-2024
Project Number:	2200146
Drawn By:	AG
Checked By:	TL
Scale:	Per Plan

Sheet Name:

EXHB-1

Drawing: P:\2022\2200146 - 19 - Pollo Campero El Monte\DWG\EXHIBIT\Auto Turn\TRUCK TURN EXHIBIT_2024.01.15_REV3.dwg Last Plotted: Tuesday, January 23, 2024 10:41:28 AM By: Amanda Gomez

ATTACHMENT C

DRIVE-THRU SURVEY SHEETS

DRIVE THRU SURVEY

LOCATION: Pollo Campero, 3540 W Century Blvd
CITY: Inglewood

DAY: Wednesday
DATE: 8/31/2022

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:30	0	0	0	**0**
11:35	0	0	0	**0**
11:40	1	1	0	**2**
11:45	1	0	0	**1**
11:50	1	1	0	**2**
11:55	2	1	0	**3**
12:00	1	1	0	**2**
12:05	1	0	0	**1**
12:10	1	0	0	**1**
12:15	0	0	0	**0**
12:20	1	1	0	**2**
12:25	1	1	0	**2**
12:30	1	1	0	**2**
12:35	1	1	0	**2**
12:40	1	1	0	**2**
12:45	0	0	0	**0**
12:50	1	2	0	**3**
12:55	2	1	0	**3**
13:00	1	1	0	**2**
13:05	1	0	0	**1**
13:10	1	1	0	**2**
13:15	0	0	0	**0**
13:20	0	0	0	**0**
13:25	0	0	0	**0**
13:30	2	1	0	**3**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Pollo Campero, 3540 W Century Blvd
CITY: Inglewood

DAY: Wednesday
DATE: 8/31/2022

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
17:00	1	0	0	**1**
17:05	1	1	0	**2**
17:10	0	0	0	**0**
17:15	1	0	0	**1**
17:20	0	0	0	**0**
17:25	0	0	1	**1**
17:30	2	2	0	**4**
17:35	2	2	0	**4**
17:40	2	2	0	**4**
17:45	1	1	0	**2**
17:50	1	1	0	**2**
17:55	2	2	1	**5**
18:00	3	1	0	**4**
18:05	2	2	0	**4**
18:10	2	1	0	**3**
18:15	1	1	0	**2**
18:20	0	0	0	**0**
18:25	0	0	0	**0**
18:30	1	1	0	**2**
18:35	1	0	0	**1**
18:40	1	1	0	**2**
18:45	1	0	0	**1**
18:50	1	0	0	**1**
18:55	0	0	0	**0**
19:00		0	0	**0**

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DRIVE THRU SURVEY

LOCATION: Pollo Campero, 7044 N Topanga Canyon Blvd
CITY: Los Angeles

DAY: Wednesday
DATE: 8/31/2022

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:30	1	1	0	**2**
11:35	0	0	0	**0**
11:40	0	0	0	**0**
11:45	0	0	0	**0**
11:50	1	1	0	**2**
11:55	1	1	0	**2**
12:00	1	0	0	**1**
12:05	1	1	0	**2**
12:10	1	1	0	**2**
12:15	1	1	0	**2**
12:20	1	1	0	**2**
12:25	0	0	0	**0**
12:30	1	1	0	**2**
12:35	0	0	0	**0**
12:40	0	0	0	**0**
12:45	0	0	0	**0**
12:50	1	0	0	**1**
12:55	1	1	0	**2**
13:00	2	1	0	**3**
13:05	1	0	0	**1**
13:10	1	0	0	**1**
13:15	0	0	0	**0**
13:20	2	1	0	**3**
13:25	1	1	0	**2**
13:30	1	1	0	**2**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Pollo Campero, 7044 N Topanga Canyon Blvd
CITY: Los Angeles

DAY: Wednesday
DATE: 8/31/2022

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
17:00	0	0	0	**0**
17:05	0	0	0	**0**
17:10	0	0	0	**0**
17:15	0	0	0	**0**
17:20	0	0	0	**0**
17:25	0	0	0	**0**
17:30	0	0	0	**0**
17:35	0	0	0	**0**
17:40	0	0	0	**0**
17:45	1	1	0	**2**
17:50	2	1	0	**3**
17:55	1	1	0	**2**
18:00	1	1	0	**2**
18:05	0	0	0	**0**
18:10	0	0	0	**0**
18:15	0	0	0	**0**
18:20	0	0	0	**0**
18:25	1	1	0	**2**
18:30	1	1	0	**2**
18:35	2	1	1	**4**
18:40	1	1	0	**2**
18:45	0	0	0	**0**
18:50	0	0	0	**0**
18:55	0	0	0	**0**
19:00	0	0	0	**0**

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951-268-6268

DRIVE THRU SURVEY

LOCATION: Pollo Campero, 9000 Sepulveda Blvd
CITY: Los Angeles

DAY: Wednesday
DATE: 8/31/2022

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
11:30	1	1	0	**2**
11:35	2	1	0	**3**
11:40	0	0	0	**0**
11:45	0	0	0	**0**
11:50	0	0	0	**0**
11:55	0	0	0	**0**
12:00	0	0	0	**0**
12:05	1	1	0	**2**
12:10	2	1	0	**3**
12:15	2	1	0	**3**
12:20	2	1	0	**3**
12:25	1	1	0	**2**
12:30	2	1	0	**3**
12:35	1	1	0	**2**
12:40	1	1	0	**2**
12:45	2	2	0	**4**
12:50	1	1	0	**2**
12:55	1	1	0	**2**
13:00	0	0	0	**0**
13:05	0	0	0	**0**
13:10	0	0	0	**0**
13:15	1	1	0	**2**
13:20	2	0	0	**2**
13:25	1	1	0	**2**
13:30	1	1	0	**2**

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DRIVE THRU SURVEY

LOCATION: Pollo Campero, 9000 Sepulveda Blvd
CITY: Los Angeles

DAY: Wednesday
DATE: 8/31/2022

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	**TOTAL**
17:00	1	0	0	**1**
17:05	1	0	0	**1**
17:10	1	1	0	**2**
17:15	1	0	0	**1**
17:20	1	0	0	**1**
17:25	1	0	0	**1**
17:30	0	0	0	**0**
17:35	1	0	0	**1**
17:40	1	1	0	**2**
17:45	2	1	0	**3**
17:50	3	0	0	**3**
17:55	0	0	0	**0**
18:00	0	0	0	**0**
18:05	1	1	0	**2**
18:10	2	1	0	**3**
18:15	0	0	0	**0**
18:20	0	0	0	**0**
18:25	2	1	0	**3**
18:30	1	1	0	**2**
18:35	2	1	0	**3**
18:40	1	1	0	**2**
18:45	3	1	0	**4**
18:50	2	1	0	**3**
18:55	3	1	0	**4**
19:00	0	0	0	**0**

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Corona, CA 92878
951-268-6268

Pollo Campero - Saturday

Location:	16606 Hawthorne Blvd	Date:	2/25/2023
City:	Lawndale, CA	Day:	Saturday

Queue Study

Time	Total Queue	Notes
11:00 AM	1	
11:05 AM	1	
11:10 AM	0	
11:15 AM	0	
11:20 AM	0	
11:25 AM	1	
11:30 AM	2	
11:35 AM	1	
11:40 AM	1	
11:45 AM	0	
11:50 AM	2	
11:55 AM	2	
12:00 PM	2	
12:05 PM	0	
12:10 PM	1	
12:15 PM	0	
12:20 PM	0	
12:25 PM	1	
12:30 PM	1	
12:35 PM	2	
12:40 PM	1	
12:45 PM	0	
12:50 PM	2	
12:55 PM	1	
1:00 PM	1	
1:05 PM	1	
1:10 PM	2	
1:15 PM	3	
1:20 PM	2	
1:25 PM	1	
1:30 PM	1	
1:35 PM	0	
1:40 PM	0	
1:45 PM	0	
1:50 PM	2	
1:55 PM	1	

Pollo Campero - Saturday

Location:	16606 Hawthorne Blvd	Date:	2/25/2023
City:	Lawndale, CA	Day:	Saturday

Queue Study

Time	Total Queue	Notes
4:00 PM	1	
4:05 PM	3	
4:10 PM	2	
4:15 PM	0	
4:20 PM	1	
4:25 PM	1	
4:30 PM	1	
4:35 PM	1	
4:40 PM	3	
4:45 PM	4	
4:50 PM	3	
4:55 PM	2	
5:00 PM	3	
5:05 PM	4	
5:10 PM	2	
5:15 PM	1	
5:20 PM	2	
5:25 PM	3	
5:30 PM	2	
5:35 PM	2	
5:40 PM	1	
5:45 PM	1	
5:50 PM	1	
5:55 PM	0	
6:00 PM	0	
6:05 PM	2	
6:10 PM	1	
6:15 PM	2	
6:20 PM	1	
6:25 PM	1	
6:30 PM	2	
6:35 PM	1	
6:40 PM	1	
6:45 PM	2	
6:50 PM	1	
6:55 PM	2	

Pollo Campero - Saturday

Location:	10511 Beach Blvd	Date:	2/25/2023
City:	Stanton, CA	Day:	Saturday

Queue Study

Time	Total Queue	Notes
11:00 AM	0	
11:05 AM	0	
11:10 AM	1	
11:15 AM	1	
11:20 AM	0	
11:25 AM	1	
11:30 AM	1	
11:35 AM	0	
11:40 AM	1	
11:45 AM	0	
11:50 AM	1	
11:55 AM	1	
12:00 PM	0	
12:05 PM	1	
12:10 PM	1	
12:15 PM	0	
12:20 PM	2	
12:25 PM	1	
12:30 PM	1	
12:35 PM	0	
12:40 PM	0	
12:45 PM	2	
12:50 PM	1	
12:55 PM	1	
1:00 PM	2	
1:05 PM	1	
1:10 PM	1	
1:15 PM	2	
1:20 PM	2	
1:25 PM	3	
1:30 PM	2	
1:35 PM	3	
1:40 PM	1	
1:45 PM	1	
1:50 PM	0	
1:55 PM	1	

Pollo Campero - Saturday

Location:	10511 Beach Blvd	Date:	2/25/2023
City:	Stanton, CA	Day:	Saturday

Queue Study

Time	Total Queue	Notes
4:00 PM	1	
4:05 PM	2	
4:10 PM	0	
4:15 PM	0	
4:20 PM	2	
4:25 PM	2	
4:30 PM	0	
4:35 PM	1	
4:40 PM	0	
4:45 PM	0	
4:50 PM	1	
4:55 PM	2	
5:00 PM	3	
5:05 PM	1	
5:10 PM	0	
5:15 PM	1	
5:20 PM	4	
5:25 PM	2	
5:30 PM	3	
5:35 PM	3	
5:40 PM	3	
5:45 PM	1	
5:50 PM	1	
5:55 PM	3	
6:00 PM	1	
6:05 PM	1	
6:10 PM	0	
6:15 PM	1	
6:20 PM	0	
6:25 PM	1	
6:30 PM	0	
6:35 PM	2	
6:40 PM	2	
6:45 PM	3	
6:50 PM	1	
6:55 PM	1	

CITY OF EL MONTE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Hablamos Español favor de hablar con
Jeni Colon (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Division

PROJECT LOCATION: 11863 Valley Boulevard / APN: 8565-013-005

APPLICATION: Conditional Use Permit (CUP) No. 03-2023, Minor Design Review (MDR) No. 01-2023, Design Review (DR) No. 02-2023

REQUEST: The Applicant is proposing to demolish an existing 9,000 SF commercial structure and construct a new a ±2,598 SF drive-thru restaurant, to be operated by "Pollo Campero", on an approximate 0.54-acre (23,496 SF) property that will consist of one (1) drive-thru lane that can accommodate seven (7) queuing vehicles. A total of 60 indoor dining seats are proposed within the restaurant and 400 square feet of outdoor seating area. In addition, approximately ±5,702 SF of landscaping is proposed for the site. The subject site is located in the C-3 (General Commercial) zone. This request is being made pursuant to Chapters 17.122 (Design Review and Minor Design Review) and 17.123 (Conditional and Minor Use Permits) of the El Monte Municipal Code (EMMC).

PROPERTY OWNER: JCG Partnership

APPLICANT: Pollo Campero

ENVIRONMENTAL DOCUMENTATION: Article 19. Categorical Exemptions – Class 32, Section 15332 (In-Fill Development Projects) in accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended.

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled for:

Date:	Tuesday, August 27, 2024
Time:	7:00 p.m.
Place:	El Monte City Hall City Hall East – Council Chambers 11333 Valley Boulevard El Monte, CA 91731

Members of the public wishing to observe the meeting may do so in one of the following ways:
(1) Attend the meeting in person at the City's Council Chambers.
(2) Turn your TV to Channel 3.
(3) City's website at http://www.elmonteca.gov/378/Council-Meeting-Videos.
(4) Call-in Conference Line at (669) 444-9171; Meeting ID 890 6173 4276, then press #, press # again when prompted for participant ID.

Members of the public wishing to make public comment may do so in one of the following ways:
(1) Call-in Conference Line at (669) 444-9171; Meeting: ID 890 6173 4276, then press #, press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.
(2) E-mail – All interested parties can submit questions/comments in advance to the Planning Division's general e-mail address: planning@elmonteca.gov. All questions/comments must be received by the Planning Division no later than 3:00 pm on August 27, 2024.

The staff report on this matter will be available on or about August 22, 2024, on the City of El Monte website, which may be accessed at https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2 or by e-mailing debmartinez@elmonteca.gov.

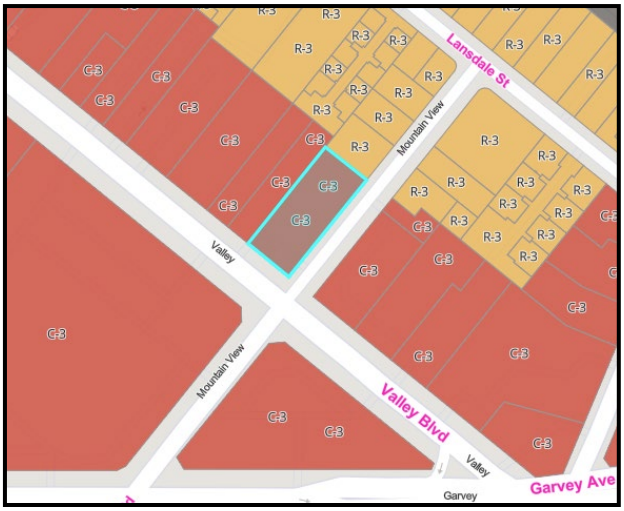
Americans With Disabilities Act : In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Office by calling (626) 580-2016. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Persons wishing to comment on the environmental documentation or proposed application may do so in in writing prior to the meeting date and must be received by 3:00 p.m., the day of the meeting. Public Comments of no more than 3-minutes shall be read into the record. Written comments shall be sent to Debra Martinez; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at debmartinez@elmonteca.gov. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing.

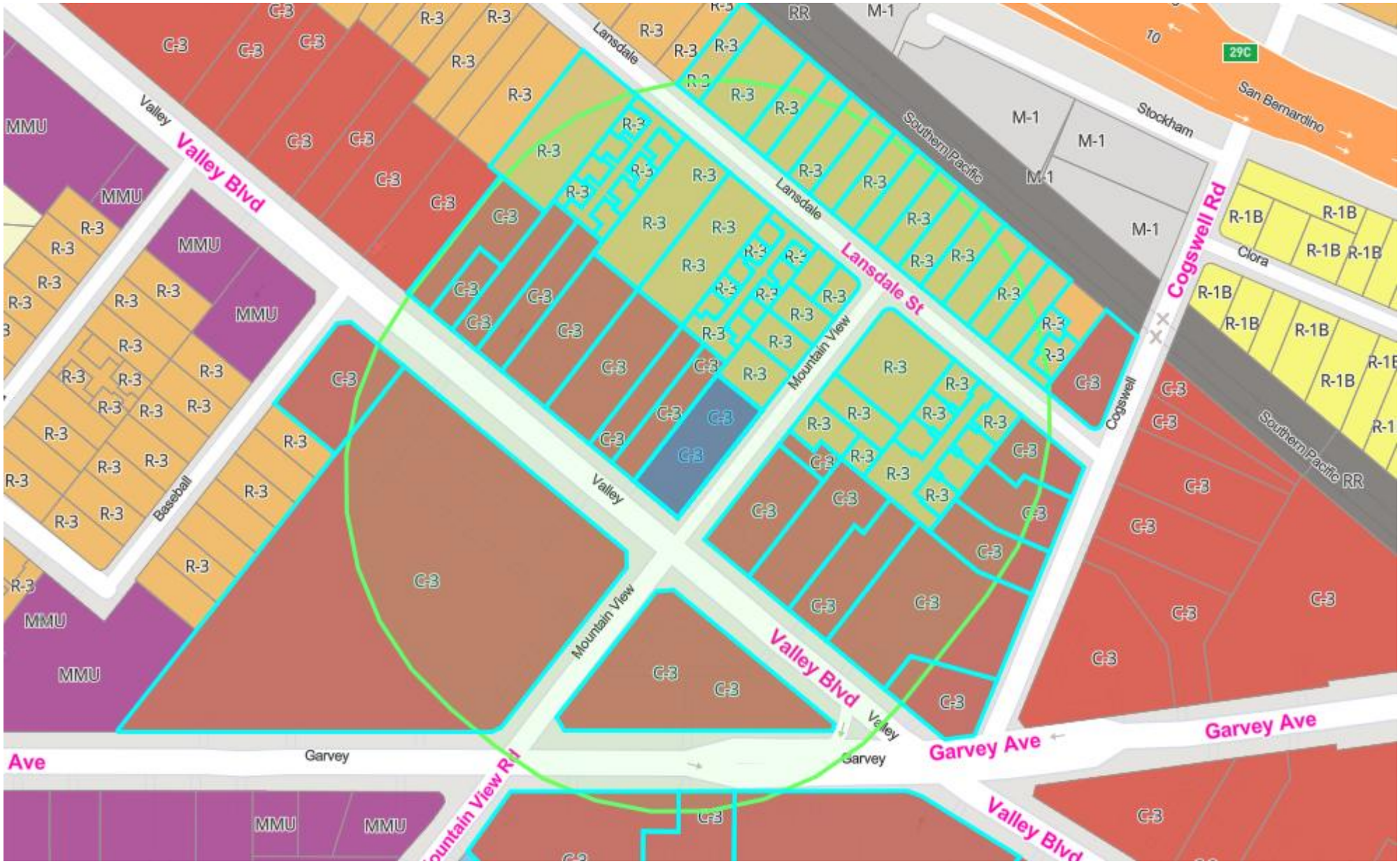
For further information regarding this application please contact Debra Martinez at (626) 258-8620. Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

PUBLISHED DATE: Thursday, August 15, 2024, by Betty Donavanik, Planning Commission Secretary

LOCATION MAP
CUP NO. 03-2023, MDR NO. 01-2023, and DR NO. 02-2023
11863 VALLEY BLVD. (APN NO. 8565-013-005)



500' RADIUS MAP



1" = 285 ft	POLLO CAMPERO 11863 VALLEY BLVD.	08/14/2024	

This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

COMIDA MEXICANA
Panaderia
TACOS • TORTAS • BURRITOS • DESAYUNOS • GUISADOS
PAN DULCE • JUGOS NATURALES • TORTILLAS HECHAS A MANO

PAYLESS DISCOUNT

NOTICE OF
PUBLIC HEARING
CITY OF EL MONTE ECONOMIC DEVELOPMENT DEPARTMENT
DO NOT REMOVE