

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

ENV-2021-602-CE Haul Route

LEAD CITY AGENCY**City of Los Angeles (Department of City Planning)****CASE NUMBER**ENV-2021-602-CE **(Revised)****PROJECT TITLE**

7864-7900 West Granito Drive

COUNCIL DISTRICT

4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

7864-7900 West Granito Drive

☐ Map attached.**PROJECT DESCRIPTION:**

Construction of a new single-family dwelling

☐ Additional page(s) attached.**NAME OF APPLICANT / OWNER:****7900 Granito Dr LLC****CONTACT PERSON** (If different from Applicant/Owner above)**Tony Russo, Crest Real Estate****(AREA CODE) TELEPHONE NUMBER**

408-655-0998

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **15303/15332**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))**JUSTIFICATION FOR PROJECT EXEMPTION:**☐ Additional page(s) attached

Construction of a new single-family dwelling across four (4) vacant lots equating to 26,824 square feet and located at 7864-7900 West Granito Drive within the Hollywood Community Plan area. The Project will construct a new two (2) story single-family dwelling with a 4,191 square-foot basement, attached garage, swimming pool, deck and retaining walls. See attachment.

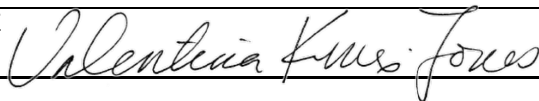
☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:**CITY STAFF NAME AND SIGNATURE**

Valentina Knox-Jones

**STAFF TITLE**

City Planner

ENTITLEMENTS APPROVED

Haul Route to be reviewed by Board of Building and Safety Commissioners

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-602-CE (REVISED 7/20/2022)

Project Description

The Project is for a new single-family dwelling across four (4) vacant lots equating to 26,824 square feet and located at **7864-7900 West Granito Drive** within the Hollywood Community Plan area. The Project will construct a new two (2) story single-family dwelling with a 4,191 square-foot basement, attached garage, swimming pool, deck and retaining walls. The dwelling is proposed to have a height of 33 feet and 8,653 square feet of Residential Floor Area (RFA) per Section 12.21 C.10 as amended by Ordinance No. 184,802, also known as Baseline Hillside Ordinance (BHO). On September 30, 2021, the project team submitted an official Withdrawal Letter and informed Staff that they would no longer be pursuing the subject case as it pertains to the Zoning Administrator's Determination entitlement, only. The project team asked that the project's environmental related to Case No. ENV-2021-602-CE remain active in order to process the Haul Route request.

In conjunction with the construction of the single-family dwelling, the Project will submit an application for a haul route for the export of approximately 3,300 cubic yards of earth. Grading (BHO exempt and non-exempt) will consist of total cut of up to 3,657 cubic yards, a total fill of up to 450 cubic yards, and a total export of up to 3,207 cubic yards. According to the applicant, the quantity of soil which will be subject to the BHO grading and import/export regulations will be a cumulative total of 950 cubic yards of cut and fill, and a total of 500 cubic yards for export.

The proposed project includes a project design feature wherein walls and fences will not be constructed within the 15-foot rear yard setback portion of the property in order to provide unobstructed areas of the site for wildlife.

There are no protected trees as stated in the Tree Report prepared by Lisa Smith of The Tree Resource, ISA Board Certified Master Arborist #WE3782, on December 16, 2020. As a single-family home developed on an infill site, this Project qualifies for the Class 15303 (Class 3.a) and 15332 (Class 32) Categorical Exemptions.

The Project proposes the following haul route:

Loaded Trucks: Granito Drive, continue to Fareholm Dr, Left onto Orange Grove Ave, Left onto Hollywood Blvd, Left onto Highland Ave, Right onto Odin St, Left onto N Cahuenga Blvd, continue

onto 101 N Fwy, exit 12 A for Lankershim Blvd, Right onto Lankershim Blvd, continue onto Cahuenga Blvd, Right onto 134 E Fwy, exit 11 to N Figueroa St, Right onto Figueroa St, continue onto Scholl Canyon Rd, to Scholl Canyon Landfill.

Unloaded Trucks: Scholl Canyon Landfill, continue onto Scholl Canyon Rd, Left onto 134 E Fwy, exit 1D for Cahuenga Blvd, Left onto Cahuenga Blvd, continue onto Lankershim Blvd, Right onto Ventura Blvd, Right onto 101 N Fwy, exit 9C for Highland Ave/Hollywood Bowl, continue onto Cahuenga Blvd, continue onto Highland Ave, Right onto Hollywood Blvd, Right onto Orange Grove Ave, Right onto Farehold Dr, continue onto Granito Dr to the project site.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources. The location exception does not apply to the Class 32 exemption.

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

The subject site is located within a Hillside Area, a Fault Zone (Hollywood Fault), a Very High Fire Hazard Severity Zone, a Landslide Zone, and a Special Grading Area (BOE Basic Grid Map A-13372); however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Specifically, the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation

measures that may include building design consideration. Building design considerations shall include, but are not limited to:

- ground stabilization
- selection of appropriate foundation type and depths
- selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all haul routes applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter, Log No. 119769, for the subject property, which details conditions of approval that must be followed, has been issued by DBS on December 28, 2021. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Due to its location within a Very High Fire Hazard Severity Zone, the Project must also comply with the Brush Clearance Requirements of the Fire Code. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the location of the Project will not result in a significant impact based on its location.

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

The project involves the construction of a new single-family dwelling and the total cut of 3,657 cubic yards, a total fill of up to 450 cubic yards, and a total export of up to 3,207 cubic yards. According to Navigate LA, there are no other haul routes in conjunction with the construction of a new single-family residence within 500 feet of the Subject Site. There are no pending haul routes within 500 feet of the Subject Site.

In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a Map for each district to identify the locations of construction sites for which a haul route was required.

In addition, the haul route approval will be subject to recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, DBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur simultaneously. While the proposed haul route would utilize the same streets as the approved haul route identified above, it is anticipated that the projects would be in different stages of construction and concurrent use of the streets for purposes of hauling is anticipated to be minimal. Additionally, each project would be subject to the review of LADOT and the Bureau of Street Services and conditions of approval issued by the Board of Building and Safety Commissioners. Therefore, in conjunction with Citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

The Project proposes to construct a single-family dwelling in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings and the subject site is of a similar size and slope to nearby properties. The size of the Proposed Project (8,653 square feet of Residential Floor Area) is not unusual for the vicinity of the subject site and is similar in scope to other existing residential uses in the area. Additionally, the quantity of grading and export proposed is not unusual for the vicinity and is similar as other newly constructed homes.

Neighbors have voiced concerns about whether the project would be eligible to use a categorical exemption if the project would have a significant effect on the habitat of candidate species, such as the mountain lion.

According to the Mountain Lion Habitat Assessment by South Environmental, dated May 31, 2022, it is unlikely that mountain lions would occur in the region, as the assessment area, consisting of the 18,000 acres of Santa Mountain land situated

between the 405 and 101 freeways, poses many challenges to mountain lions as “the fragmentation and small areas of high-quality conserved habitat limits the ability to form a home range needed for long-term survival and breeding”. Mountain Lions require a large block of habitat to form a home range in which they can persist and breed successfully and are typically associated with areas with native vegetation and dense cover. While it is possible that a mountain lion could enter into the assessment area, the report notes that the risks are high and that “the risks of vehicle strike or starvation are higher than in other areas due to the higher level of development, less protected areas of contiguous habitat, and the risks in traversing the terrain.” As such, due to these risks, it is less likely that a mountain lion would exist in this region. Moreover, a camera trap study was conducted on the site between March 22, 2022 through April 12, 2022, in which 1,018 photographs were captured. The vast majority of those photographs were of humans, dogs on leash, vehicles, and construction activity. Three photographs captured wildlife consisting of a mule deer on March 31, 2022, a fox squirrel on April 2, 2022, and a racoon on April 12, 2022, and no mountain lions were captured on the camera trap study.

Although mule deer are the preferred prey of mountain lions, various studies have found that the presence of dense vegetation for cover is more likely to predict the presence of mountain lions than the presence of prey alone. The report notes that mountain lions “select areas with dense stalking cover and avoid open areas to facilitate hunting, and they will select areas where the probability of hunting success is greatest rather than areas where deer are encountered most often”. The report further states that “mountain lions avoid areas that are grasslands, developed or modified. Landscape modifications and development are shown to reduce the value of habitat for mountain lions to the point that they will avoid the area. This indicates that the density of cover is more important than the presence of prey species due to the higher success rate of capturing prey while in dense vegetation.” According to the report, the vegetation on site is highly disturbed by non-native, invasive plants and has been further degraded by fuel modification and slope control in the past. As such, the site is almost entirely covered in fountain grass, and has “little lush vegetation for the mule deer to graze on, and no cover areas that mountain lions could use to ambush its prey.”

As such, the site is not suitable for mountain lion habitat and the report summarizes “if [mountain lions] occurred in the region, [a] mountain lion would avoid the project site because it is surrounded by existing developments on all sides except to the west, the site is dominated by non-native grasses with minimal shrub cover and is largely considered unsuitable for mountain lions who avoid grasslands, disturbed landscapes, and urban areas.

The report summarizes the difficulty for mountain lions to “access the site reduces the likelihood that they would occur to forage in the region, and the lack of large expanses of undeveloped dense shrublands indicates that a mountain lion home range would not be possible in the region. Not only are dense brush, caves, natural cavities, and rock outcrops absent from the project site, breeding is not likely to occur anywhere in the region due to the lack resources. For the reasons stated above, the project poses no risk to mountain lions and no mountain lion habitat would be impacted from the development.”

As such, the project will not result in a significant effect on mountain lion habitat, there

are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply. Although there is no evidence in the file that this site is used for wildlife movement, the applicant has voluntarily incorporated a project design feature prohibiting the construction of fences or walls within the 15-foot rear yard setback portion of the property.

- (d) Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park, located approximately 13.5 miles to the west of the site. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

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

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the Subject Site, nor any site in the vicinity, is identified as a hazardous waste site as of December 21, 2021. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated.

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

The Project Site has not been identified as a historic resource by local or state agencies, and the Project Site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. As such, the City does not choose to treat the site as a historic resource. Based on this, the Project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

CEQA Determination – Class 3 Categorical Exemption Applies

A project qualifies for a Class 3 Categorical Exemption if it consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. As the project is the construction of a single-family dwelling, it meets the qualifications of the Class 3 Categorical Exemption.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

(a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.

The Subject Site is located within the Hollywood Community Plan area and has a land use designation of Low II Residential and is zoned R1-1-HCR. The Site is currently vacant. The Project will construct a new two (2) story single-family dwelling with a 4,191 square-foot basement, attached garage, swimming pool, deck and retaining walls. The dwelling is proposed to have a height of 33 feet and 8,653 square feet of RFA. The Project has been designed to comply with BHO and will be required to comply with Hauling Operation Standards because the Site is located within the boundaries of the HCR Supplemental Use District. As a single-family dwelling, the Project is in conformance with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations.

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

The Subject Site is wholly within the City of Los Angeles, on a site that is approximately 0.62 acres. Lots adjacent to the Subject Site are also developed with single-family dwellings.

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

The Site is not a wildland area and is not inhabited by endangered, rare, or threatened species. There are no protected trees as stated in the Tree Report prepared by Lisa Smith of The Tree Resource, ISA Board Certified Master Arborist #WE3782, on May 3, 2022. Furthermore, according to the Biological Resources Report prepared by Matthew South, South Environmental, on February 2021, the project site is highly disturbed by non-native plants and lacks quality native habitats that most native wildlife prefers. Therefore, the habitat on the survey area is of low quality for special-status species and other wildlife. The survey area is surrounded by existing developments and lacks connectivity with native habitats or open and would not restrict movement of wildlife or develop areas used for recreation. There are no sensitive natural communities, riparian habitats, protected trees, or jurisdictional areas on or near the survey area.

According to the Mountain Lion Habitat Assessment by South Environmental, dated May 31, 2022, it is unlikely that mountain lions would occur in the region, as the assessment area, consisting of the 18,000 acres of Santa Mountain land situated between the 405 and 101 freeways, poses many challenges to mountain lions as “the fragmentation and small areas of high-quality conserved habitat limits the ability to

form a home range needed for long-term survival and breeding”. Mountain Lions require a large block of habitat to form a home range in which they can persist and breed successfully and are typically associated with areas with native vegetation and dense cover. While it is possible that a mountain lion could enter into the assessment area, the report notes that the risks are high and that “the risks of vehicle strike or starvation are higher than in other areas due to the higher level of development, less protected areas of contiguous habitat, and the risks in traversing the terrain.” As such, due to these risks, it is less likely that a mountain lion would exist in this region. Moreover, a camera trap study was conducted on the site between March 22, 2022 through April 12, 2022, in which 1,018 photographs were captured. The vast majority of those photographs were of humans, dogs on leash, vehicles, and construction activity. Three photographs captured wildlife consisting of a mule deer on March 31, 2022, a fox squirrel on April 2, 2022, and a racoon on April 12, 2022, and no mountain lions were captured on the camera trap study.

Although mule deer are the preferred prey of mountain lions, various studies have found that the presence of dense vegetation for cover is more likely to predict the presence of mountain lions than the presence of prey alone. The report notes that mountain lions “select areas with dense stalking cover and avoid open areas to facilitate hunting, and they will select areas where the probability of hunting success is greatest rather than areas where deer are encountered most often”. The report further states that “mountain lions avoid areas that are grasslands, developed or modified. Landscape modifications and development are shown to reduce the value of habitat for mountain lions to the point that they will avoid the area. This indicates that the density of cover is more important than the presence of prey species due to the higher success rate of capturing prey while in dense vegetation.” According to the report, the vegetation on site is highly disturbed by non-native, invasive plants and has been further degraded by fuel modification and slope control in the past. As such, the site is almost entirely covered in fountain grass, and has “little lush vegetation for the mule deer to graze on, and no cover areas that mountain lions could use to ambush its prey.”

As such, the site is not suitable for mountain lion habitat and the report summarizes “if [mountain lions] occurred in the region, [a] mountain lion would avoid the project site because it is surrounded by existing developments on all sides except to the west, the site is dominated by non-native grasses with minimal shrub cover and is largely considered unsuitable for mountain lions who avoid grasslands, disturbed landscapes, and urban areas.

In conclusion, due to the existing site disturbances, lack of dense plant species, and fragmentation of nearby open spaces, the site has no value as a habitat for endangered species, rare, or threatened species.

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

As previously mentioned, the Project will be subject to RCMs These require compliance with the City of Los Angeles Noise Ordinance: pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the Project does not exceed the threshold criteria established by LADOT for preparing a traffic study, as

the project will only result in nine (9) net daily trips (VMT), which is significantly less than the threshold of 250 net daily trips (Los Angeles VMT Calculator Version 1.3). The Project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. Moreover, the Air Quality and Noise Impact Assessment prepared by Garrett Zuleger of Z Consulting Company on August 23, 2021, concluded that any cumulative impacts to air and noise would be less than significant. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds, therefore the Project is not anticipated to result in impacts to air quality. Therefore, the Project would not result in any significant effects related to traffic, noise, air quality, or water quality.

(e) The proposed project has been reviewed by City staff and can be adequately served by all required utilities and public services.

The Project Site will be adequately served by all public utilities and services. Given that the construction of a new single-family dwelling will be on a site designated for such development, there will be no increase in density or significant increase in population. Therefore, it can be found that the Project meets the qualifications of the Class 32 Exemption.

May 31, 2022

Tyrone McKillen
Plus Development LLC
7900 Granito Drive LLC
3100 Main St #200
Santa Monica, California 90405

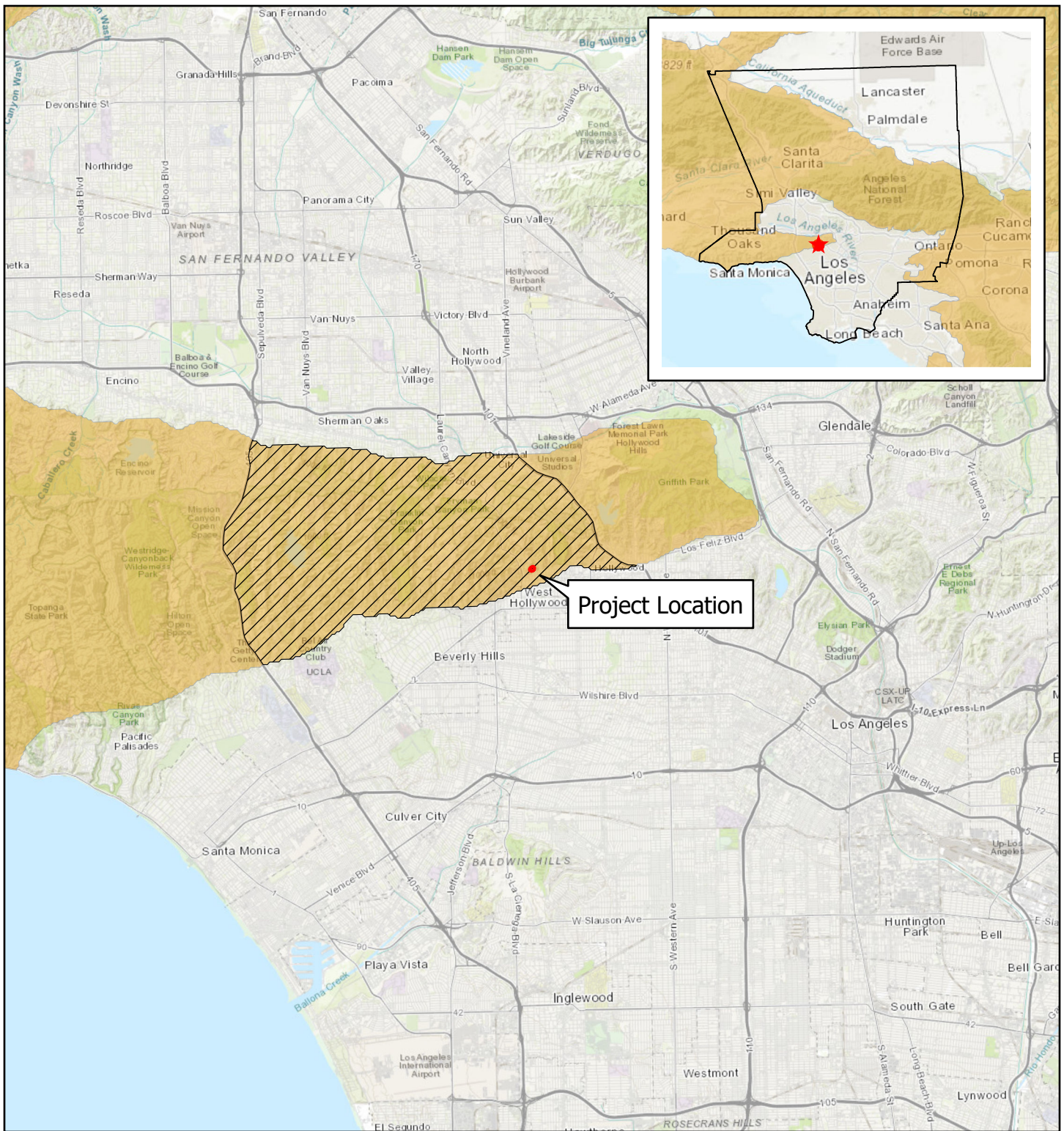
RE: Mountain Lion Habitat Assessment for 7870-7900 Granito Drive Project in Los Angeles, California

Dear Tyrone,

This habitat assessment has been prepared by South Environmental for the 7870-7900 Granito Drive Project in Los Angeles, California. The project includes a single-family home development in the foothills of the Santa Monica Mountains north of Hollywood. On April 16, 2020, the California Department of Fish and Wildlife (CDFW) voted to advance the southern California and central coast population of mountain lion (*Puma concolor*) as a candidate for listing under the California Endangered Species Act (CESA). The proposed project is within the estimated range of mountain lions in California and this report assesses the habitat for mountain lions on the project site and within the region and assesses the potential impacts (if any) to mountain lions from the project.

Project Location and Description

As shown in Figure 1 and Figure 2 below, the project site is in the Hollywood neighborhood of the City of Los Angeles, California approximately 500-feet north of Hollywood Boulevard and 1,000-feet east of Laurel Canyon Boulevard. The project is within the U.S. Geological Survey (USGS) Hollywood 7.5" topographical map, and within Sections 8 and 9 of Township 01 South (01S) and Range 14 West (14W). The project site includes 0.62-acre on four parcels that share two parcel numbers (Assessors Parcel Numbers [APN]s: 5551-005-038 and 039). The parcels are at the northern edge of an urban area and are surrounded by single family houses to the south, east, and west. The parcel immediately to the north of the project site is currently under construction with retaining walls nearly completed that will support future single family housing developments. There is no development on the project site.



Source: ESRI TopoMaps 2022, California Wildlife Habitat Relationship (CWHR) data ArcGIS online

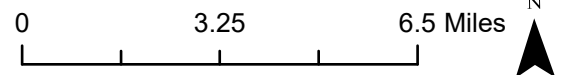
7870-7900 Granito Project

Figure 1. Project Location

- Project Parcels (0.62-acres)
- Mountain Lion Assessment Area (18,000-acres)
- Mountain Lion Habitat Model - CWHR

Project is in the City of Los Angeles in Los Angeles County on the USGS Hollywood 7.5-minute quadrangle map in Sections 8/9 of Township 01 South (T01S) and Range 14 West (R14W)

Center Coordinate (decimal degrees):
Latitude: 34.1034N Longitude: -118.3614W





Source: BING Aerial Basemap 2022, CPAD GIS 2022

7870 - 7900 Granito Drive

Figure 2. Project Site Vicinity

- California Protected Areas Database
- Project Parcels (0.62-acres)

0 255 510 Feet





The proposed development is shown in Figure 3 below and includes the following features:

- A single-family home with 3-stories, a guest suite, a large deck attached to the back of the house with a built-in pool, and a long driveway and parking area.
- Approximately 300-feet of Granito Drive will be paved and retaining walls will be built to contain the road and avoid erosion of the adjacent steep slopes.
- The developments will be accessed by construction equipment from Granito Drive. Staging areas and employee parking are located on the paved portions of Granito Drive to the north of the project site in areas shown in Figure 3.

Methodology

This habitat assessment relies on a literature review, a field survey conducted on March 22, 2022 of the project site and surrounding areas to identify the plant communities, including the composition and density of species both native and non-native, and a camera-trap study to identify human and wildlife use at the site. A motion triggered wildlife camera was in place along the dirt road on the north edge of the parcel between March 22-April 12, 2022 to support our understanding of the level of humans and wildlife use typical at the project site.

Volume 85, Issue 8 of the *Journal of Wildlife Management* issued in November 2021 features an article titled *Big Cats in the Big City: Spatial Ecology of Mountain Lions in Greater Los Angeles* (Riley et al., 2021) that focuses on the same population of mountain lions that has been listed as a candidate under CESA. The article estimates home range size, landscape use, and landscape selection for mountain lions in the Santa Monica Mountains and is the main source of information regarding the natural history of mountain lions used in this assessment. Other sources are cited throughout and listed in the Bibliography at the end of the report.

Study Area

The mountain lion assessment area is shown in Figure 1 and includes approximately 18,000-acres of the Santa Monica Mountains between Interstate 405 and US Route 101 that includes the potential range of the mountain lions based on CDFW habitat models. The average home range size for mountain lions is 33,112-acres for a female and 91,923-acres for a male. Therefore, the assessment area needs to be large enough to understand the density and spatial ecology of mountain lions that could reasonably use the region or the project site. The boundaries of the study area on the east (US Route 101) and west (Interstate 405) were chosen because Riley et. al, showed that the major highways in the Santa Monica Mountains are effective barriers to mountain lion movements, and lions rarely risk travelling across the highways and avoid these areas nearly












Source: BING Aerial Basemap 2022

7870 - 7900 Granito Drive

Figure 3. Proposed Development

0 50 100 Feet



- | | |
|---|--|
|  Proposed Retaining Wall |  Main House |
|  Construction Access |  Decking/Pool |
|  Proposed Staging Area |  Guest Suite |
|  Project Site |  Driveway |
| |  Road Paving |





100% of the time. Therefore, mountain lions with potential to use the project site would be located between these two major highways and would be unlikely to travel to areas outside of these boundaries.

Mountain Lion Literature Review

Status

The mountain lion is a specially protected mammal in California (Fish and Game Code Section 4800) and on April 20, 2020, the California Fish and Game Commission accepted a petition to list the southern and central coastal California evolutionarily significant unit (ESU) mountain lions as threatened under CESA. As a CESA-candidate species, the mountain lion in southern California is granted full protection of a threatened species under CESA. The Santa Monica Mountains population of mountain lions is part of the southern California ESU and according to Riley et. al, in this population in particular, "movement of mountain lions is significantly restricted by major freeways and development. This restriction has led to very low genetic diversity and potentially increased incidence of social interactions such as intraspecific killing and inbreeding between close relatives." Models estimate a 20% probability of extirpation over the next 50 years due purely to demographic processes and a 100% probability of extirpation if inbreeding increases mortality as it has done with the Florida panther. Other risks to the mountain lions in the Santa Monica Mountains include risk of death from vehicle strikes or rodenticides commonly used in urban areas. (Riley et al, 2021)

Efforts for recovery are focused on two things: restoring and maintaining a genetic link between the populations in the southern California/central coast ESU and conserving large portions of habitat (chaparral and coastal sage scrub) that will support the local breeding population. To maintain genetic diversity, large blocks of conserved habitat and unobstructed and sizable safe travel corridors between them are essential for long term population persistence and stability (Vickers, 2014). The fact that mountain lions can exist in a large urban landscape like Los Angeles is a direct result of conserving large contiguous blocks of natural areas necessary for these animals to persist. Large, protected areas such as the Santa Monica Mountain National Recreation Area (SMMNRA) and Griffith Park can support mountain lion home ranges, and breeding is regularly documented in SMMNRA. However, development of habitat is still ongoing in the region and continues to pressure the mountain lion. Fragmentation of habitat from construction of new roads and houses is still an issue that reduces the available habitat, degrades the remaining habitat, and creates new risks for conflict with vehicles and people. The US Highway 101 creates a barrier for movement of the relatively large population of mountain lions in the SMMNRA to other large population in the Simi Hills and Santa Susana Mountains to the north, which is the cause of the isolation and potential effects of inbreeding. A 165-foot-wide wildlife crossing overpass is



currently under construction that will span the US Highway 101 and connect the SMMNRA population of mountain lions to other populations to the north, thus restoring the flow of genes and eliminating the inbreeding fitness concerns.

Habitat Characteristics and Spatial Ecology

As described earlier, mountain lions require a large block of habitat to form a home range in which they can persist and breed successfully. The smallest known home range of an adult male is 5,900-acres, and is the home range of P22, the mountain lion that occurs alone in Griffith Park east of Highway 101 for the last 6-years. Females can have smaller home ranges and the smallest documented is approximately 2,000-acres in size according to CDFW.

Typically, mountain lions are associated with woodlands and riparian areas in the mountains and foothills of the entire United States. However, Riley et al, shows that in the Santa Monica Mountains mountain lions are most often found in shrublands including chaparral at greater than 50% of the time, coastal sage scrub at 20% of the time, upland woodlands approximately 15% of the time, riparian woodlands 9% of the time, grasslands up to 3% of the time, and the remaining time was spent in altered landscapes less than 3% of the time and in urban areas less than 1% of the time. These individuals are adapted to use smaller home ranges that are immediately adjacent to dense urban development, and they are virtually never found in urban areas and altered landscapes are avoided to the extent that is possible. Most notably P22 has restricted his home range to the smallest recorded for an adult male instead of risk crossing freeways and urban areas to find mates and more resources.

Mountain lions are ambush predators and research has shown that in the SMM they consistently select native vegetation with dense cover. They use chaparral most commonly and show a preference for chaparral over other habitat types. Coastal sage scrub and woodlands were also selected, and grasslands were avoided nearly as strongly as disturbed and developed areas likely due to the inability to find cover and ambush prey. Other studies (Atwood et. al 2007; Dellinger et al. 2020; Hopcraft et al. 2005) show that mountain lions select areas with dense stalking cover and avoid open areas to facilitate hunting, and they will select areas where the probability of hunting success is greatest rather than areas where deer are encountered most often. The study population in the SMM selected chaparral and coastal sage scrub most often, and those are the dominant community types, so this is not surprising. Also not surprising is that mountain lions avoid areas that are grasslands, developed or modified. Landscape modifications and development are shown to reduce the value of habitat for mountain lions to the point that they will avoid the area. This indicates that the density of cover is more important than the presence of prey species due to the higher success rate of capturing prey while in dense vegetation.



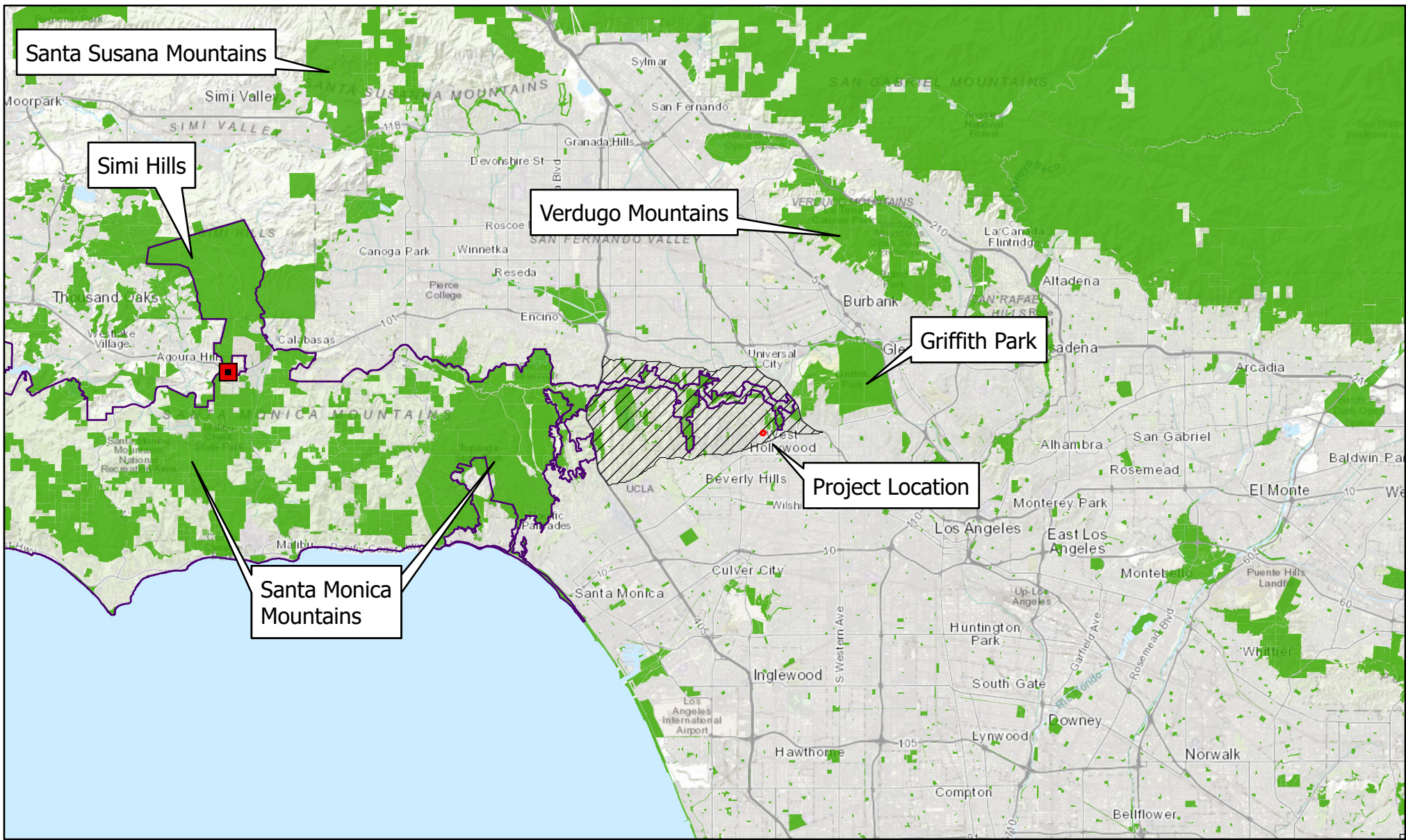
Denning areas for mountain lions are in caves and other natural cavities, thickets in brush, and timber for cover and denning. The denning sites will need to be in proximity to large expanses of habitat to support the young and to support the parents, and a single male's home range is large.

Distribution and Presence in Region

The distribution of mountain lions in the Santa Monica Mountains and surrounding areas of Los Angeles County is correlated with the protected areas shown in attached Figure 4. Approximately 15 mountain lions are estimated to occur in the core habitat areas Santa Monica Mountains west of I-405 in the large blocks of conservation areas consisting of approximately 110,000-acres associated with the SMMNRA. This population is productive and has confirmed successful breeding in this area. It is also an isolated population at risk of becoming extinct and the target of the CESA candidacy. The Liberty Canyon Wildlife Overpass shown in Figure 4 would connect this population to other productive populations north of the 101 in the Simi Hills and Santa Susana Mountains. The flow of genes is considered essential for the persistence of the mountain lions in the Santa Monica Mountains.

A single mountain lion (P22) is known to occur in Griffith Park where a 4,500-acres contiguous block of conserved native habitat occurs, and camera-trap data from throughout the entire park indicate that no other mountain lions have occurred there. P22 uses an additional 1,000 acres of areas surrounding the conserved lands for its home range. One male mountain lion has a 13,300-acres home range in the Verdugo Mountains and at least one other female lion has been observed there using the same range.

On the assessment area, one mountain lion was observed in the Lookout Mountain area in 2018 and again in 2020 (may be different individuals) based on camera-trap data. However, the assessment area has a total of approximately 3,000-acres of conserved areas that is highly fragmented by roads and do not form the large contiguous blocks observed in the known long-term mountain lion home ranges. Other non-protected, undeveloped areas contribute to the habitat within the assessment area, but they are closer to human development and disturbed, fragmented landscapes that the mountain lion typically avoids. While mountain lions can use the habitats within the assessment area, the fragmentation and small areas of high-quality conserved habitat limits the ability to form a home range needed for long-term survival and breeding. The major highways (405 and 101) create barriers to movement between the assessment area, Griffith Park, and the Santa Monica Mountains population of mountain lions, and while it is possible that mountain lions could cross into the assessment area the risks are very high and dispersal across the highways would be considered rare. Once in the assessment area the risks of vehicle strike or starvation are higher than in other areas due to the higher level of development, less protected areas of contiguous habitat, and the risks in traversing the terrain. Breeding and long-term

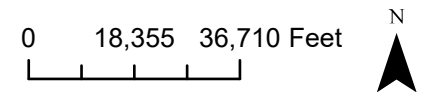


Source: ESRI World Topo, Benson 2016, and CPAD GIS Database accessed April 2022

7870 - 7900 Granito Drive

Figure 4. Protected Areas of Los Angeles County

- Liberty Canyon Wildlife Overpass
- Project Parcels (0.62-acres)
- Mountain Lion Assessment Area (18,000-acres)
- California Protected Areas Database
- Santa Monica Mountains NRA Boundary





survival of mountain lion is unlikely within the assessment area as a result.

Although successful mountain lion home ranges are not likely to be formed there, the assessment area does include a plausible habitat linkage between the Santa Monica Mountains population on the west of 405 and Griffith Park. Despite it being highly risky for mountain lions to attempt to disperse over two highways, a plausible habitat connection would be essential in the unlikely event that it would occur. Therefore, the SMMNRA areas within the assessment area cover the most likely route for a linkage because it covers the largest conserved areas in the assessment area: Stone Canyon, Franklin Canyon, Runyan Canyon, and portions of the Mulholland Scenic Parkway Corridor. Maintaining the plausible habitat linkage is of high priority and can be achieved through conservation and preservation of shrublands and forests within, contiguous with, or within a reasonable distance of already conserved areas of this corridor.

Mountain Lion Habitat Assessment

The project site is at the northern edge of a dense urban area and surrounded by single family houses to the south, east, and west. The parcel immediately to the north of the project site is currently under construction with retaining walls and a large multi-building single family housing development with a large lot. There is no development on the project site. The project site is on an extremely steep south-facing slope at an approximate elevation of 560 feet above mean sea level in the existing neighborhood in the south and approximately 760 feet above mean sea level in the construction zone in the north.

Plant Community

The project site is covered by fountain grass swards as described by CNPS A Manual of California Vegetation Online (CNPS 2022). The community is dominated by crimson fountain grass (*Pennisetum setaceum*) and the occasional laurel sumac (*Malosma laurina*) in the shrub layer and infrequent coast prickly pear (*Opuntia littoralis*), as well as coastal heron's bill (*Erodium cicutarium*) and California manroot (*Marah fabacea*) in the herbaceous layer. Image 1 below shows the fountain grass swards on the project site. This community has remnants of a coastal scrub community but is heavily disturbed by non-native, invasive plants and disturbance from surrounding developments that have done fuel modification and slope control in the past. Fuel modification typically involves removal of native shrubs, and currently the project site has only a few laurel sumac present and is almost entirely covered in fountain grass. The northern edge of the project site is an existing dirt road on Granito Drive and lacks plants. Ruderal species are found along the edges to the south and landscaping associated with the new development occurs adjacent on the steep slope to the north.



Image 1. Depicts the fountain grass swards on the project site. This is a non-native grassland community with a sparse, disturbed shrub layer.

Camera-Trap Study and Expected Wildlife

Due to the high level of disturbance and proximity to dense urban development, the only wildlife expected to use the site are species adapted to living in urban areas, and this was supported by the camera-trap photos. The camera-trap took 1018 photos during the study. Three of the photos were of wildlife including a mule deer (*Odocoileus hemionus*) on 3/31 at 3:51am, a fox squirrel (*Sciurus niger*) on 4/2 at 8:42am, and a raccoon (*Procyon lotor*) on 4/12 at 1:30am. The other 1015 photos were almost entirely of humans, dogs on leash, vehicles, and construction activity. Human activity largely occurred during the day and there were at least a few human photos each night. As expected, the mule deer, fox squirrel, and raccoon are animals typically found in urbanized areas.

The mule deer frequently grazes on lush, irrigated landscaping associated with houses and is often found in and around homes. Mule deer is the preferred prey of mountain lions; however, the project site has a lot of human activity, little lush vegetation for the mule deer to graze on, and



no cover areas that mountain lions could use to ambush its prey. The fox squirrel is an introduced species that is ubiquitous in western Los Angeles and frequents urban areas. This species is commonly observed during the day in and around homes. Raccoon thrives in urban areas and is known to travel in family groups through neighborhoods, and is capable of survival in dense urban areas.

Common birds are also known to occur such as northern mockingbird (*Mimus polyglottos*), California towhee (*Melospiza crissalis*), and Anna's hummingbird (*Calypte anna*). These are also species common to urban areas. Many other urban species are expected to occur, such as the Great Basin fence lizard (*Sceloporus occidentalis longipes*) and brush rabbit (*Sylvilagus bachmani*).

Project Site Mountain Lion Habitat Assessment

Generally, if they occurred in the region, mountain lion would avoid the project site because it is surrounded by existing developments on all sides except to the west, the site is dominated by non-native grasses with minimal shrub cover and is largely considered unsuitable for mountain lions who avoid grasslands, disturbed landscapes, and urban areas.

Denning/Breeding Sites

Mountain lion denning sites are found away from development in areas with dense cover, where caves or other natural cavities and rock outcrops are common, and large expanses of surrounding foraging areas are required to support the two adults and the young. These conditions do not exist in the assessment area, and previously we discuss the low potential for even one mountain lion to have a successful home range in the fragmented habitat as the risk of vehicle strike is too high. The potential for mating is low considering the lack of contiguous protected areas with dense vegetation and the highest possible density of mountain lions would be 1 or maybe 2 individuals at most that would be competing for resources. No denning sites or caves or cavities occur on the project site, and they are only potentially occurring in the area northeast within the protected areas of Nichols Canyon. The project would have no impact on mountain lion denning or breeding sites because these are not likely to occur anywhere in the assessment area.

Foraging Areas

Ambush predators like mountain lions require dense vegetation such as chaparral, coastal sage scrub, or woodlands to hide in and ambush prey. They also avoid developed areas, grasslands, and other types of areas that lack vegetation they can hide in and will not follow prey such as mule deer into open areas. The project site is a non-native grassland with a few shrubs, and lack the cover needed for mountain lions to forage successfully. In addition, the project site is adjacent to existing developments and would be avoided by mountain lions as a result. Although mule deer were identified during the camera study, it is unlikely that mountain lions would stalk them out in the open in this location. As described earlier, mountain lions will select areas where the



probability of hunting success is greatest rather than areas where deer are encountered most often. Therefore, mountain lions avoid foraging on the site and the project would not have any impact on mountain lion foraging areas.

Habitat Linkages and Movement Corridors

Considering the project site position at the north edge of dense urban development, a mountain lion would have one way to access the property along a narrow strip of fountain grass swards between two areas currently under development, as shown in Image 2, Image 3, and Figure 5 below. Nichols Canyon Road, Granito Drive and existing houses are between the protected and conserved habitat in Nichols Canyon to the northeast of the project site, and the narrow strip of fountain grass would likely be avoided by mountain lions. In addition, the habitat on the project site is undesirable for mountain lions and they would not likely risk travelling through the grasslands unless there is valuable habitat on the other side. The project site is not a desirable destination for mountain lions, and it is unlikely they would risk travelling there.

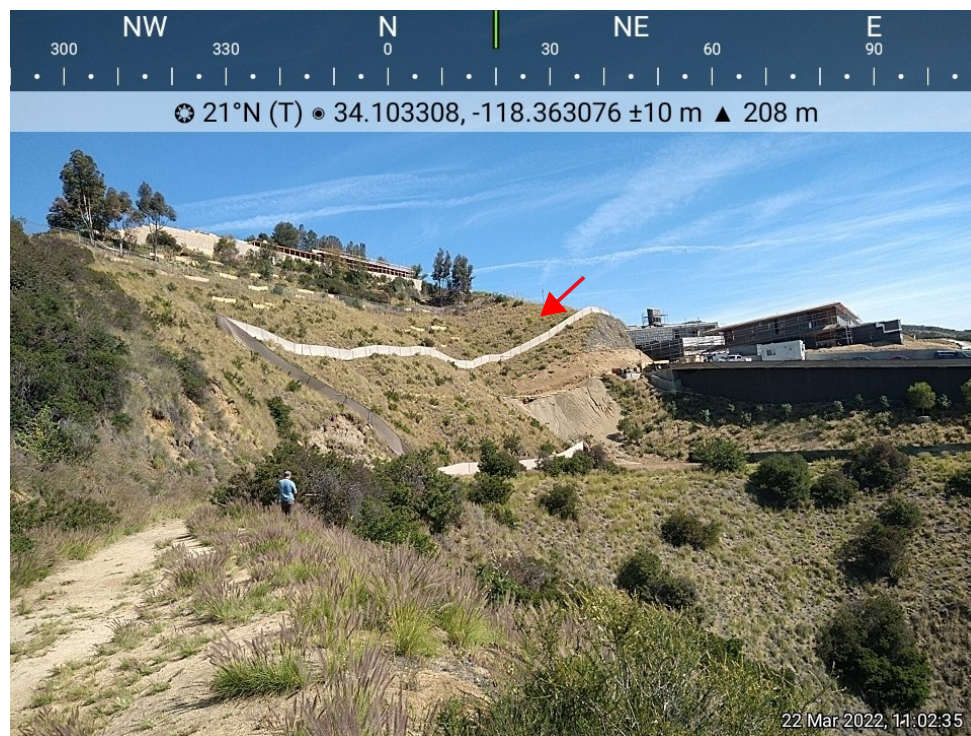


Image 2. Depicts narrow strip of access for mountain lions where fountain grass swards occur. Taken from west of the project site on Granito Drive.



Source: BING Aerial Basemap and CPAD GIS Database accessed April 2022

7870 - 7900 Granito Drive

Figure 5. Mountain Lion Access and Habitat Linkage




-  Currently Under Development
-  Project Parcels (0.62-acres)
-  California Protected Areas Database





Image 3. Depicts the fountain grass swards and existing development at the only access path for mountain lions near the project site.

All the areas surrounding the project site, including the potential narrow access path for mountain lions, are subject to fuel modification. This is visible in the Images above and Figure 5 as areas with less dark patches of shrubs that is dominated by fountain grass. The fuel modification is required by the Los Angeles Fire Department for areas within 200-feet of the permitted buildings. Fuel modification is done annually and requires the continual removal of shrubs, which will make the project site and access area to the north unsuitable for mountain lions in the future. Mountain lions are likely to avoid areas that have been modified due to the lack of cover and the proximity to humans and development.

Based on the conditions described above, the project site is not within an important habitat linkage or mountain lion movement corridor. The project site is within a dense urban area and is surrounded by development. The plant community on the project site is of low value to mountain lions and they are likely to avoid the area. In addition, the project site is isolated and fragmented from quality habitat found to the northeast in Nichols Canyon, and the only plausible linkage to this area is a non-native grassland within proximity to human development. Therefore, mountain lions would not use the project site to access areas of higher quality habitat and the development would not have an impact on mountain lion movement.



Conclusion

The habitat on the project site is assessed as low quality for mountain lion and the project site would be a place that mountain lions avoid based on the dominance of non-native grasses, the lack of dense shrub cover, proximity to development and frequent human presence, and the lack of linkages and movement corridors. Although mule deer (mountain lions preferred prey) are known to occur at the project site, it is unlikely that mountain lions would stalk them there because, as described earlier, the density of cover is more important than the presence of prey species due to the higher success rate of capturing prey while in dense vegetation. The difficulty of mountain lions to access the site reduces the likelihood that they would occur to forage in the region, and the lack of large expanses of undeveloped dense shrublands indicates that a mountain lion home range would not be possible in the region. Not only are dense brush, caves, natural cavities, and rock outcrops absent from the project site, breeding is not likely to occur anywhere in the region due to the lack resources. For the reasons stated above, the project poses no risk to mountain lions and no mountain lion habitat would be impacted from the development.

If you have any questions regarding the information in this report, please contact Matthew South by email: msouth@southenvironmental.com or by mobile phone: 303-818-3632.

Sincerely,

Matthew R. South
Principal Biologist

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The Tree Resource ®

Lisa Smith, Registered Consulting Arborist #464

May 3, 2022

7900 Granito Drive LLC

Mr. Tyrone McKillen/ Plus Development LLC

743 Seward Street

Los Angeles, CA 90038

Re: 7870-7900 Granito Drive, Los Angeles, CA 90046

Dear Client,

This letter is in regards to the subject property at 7870-7900 Granito Drive, Los Angeles CA. I reviewed the site as an ISA Certified Arborist to evaluate the trees on site for native protected species prior to the proposed construction.

Site History

This property, located in the Laurel Canyon/Nichols Canyon area of Los Angeles, and is currently an empty undeveloped lot. The owner is preparing to develop the property.

PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 186873. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp.) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater. **Protected Shrubs** are defined as Mexican elderberry (*Sambucus mexicana*); toyon (*Heteromeles arbutifolia*) which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

There are NO trees or shrubs on this property that would be considered protected native within the City of Los Angeles Native Tree Protection Ordinance.

NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are NO NATIVE protected tree species, neither on the property, nor in close proximity to any areas of construction.

Should you have any questions, please contact me at (310) 663-2290.

Respectfully submitted,

Lisa Smith

Lisa Smith – The Tree Resource ®

Registered Consulting Arborist #464

ISA Board Certified Master Arborist #WE3782B

ISA Tree Risk Assessor Qualified- Instructor

Member of American Society of Consulting Arborist



Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Biological Resources Report

7870 – 7900 Granito Drive Project

February 2021

Prepared For:

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- Appendix A: Photograph Exhibit
- Appendix B: Special-Status Species Analysis
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Executive Summary

This report includes findings of a biological resources assessment conducted by South Environmental at 7870 – 7900 Granito Drive in the City of Los Angeles, California, which includes 0.62-acre in area on four parcels that share two parcel numbers (Assessors Parcel Numbers [APN]: 5551-005-038 and 039). The development of a single-family residence has been proposed. The purpose of this report is to assess the potential impacts to sensitive or protected biological resources on the parcels (project site) and in a 200-foot buffer (survey area). This report is prepared in accordance with the guidelines of the California Environmental Quality Act (CEQA).

The survey area is on an extremely steep south-facing slope at an approximate elevation of 560 feet above mean sea level in the existing neighborhood in the south and approximately 760 feet above mean sea level in the construction zone in the north. The only plant community in the survey area is disturbed laurel sumac scrub that is dominated by laurel sumac (*Malosma laurina*) in the shrub layer and the most abundant species in the community is crimson fountaingrass (*Pennisetum setaceum*), which is a non-native species that covers 80% of this community.

Due to the high level of disturbance in the survey area it is expected that only wildlife adapted to urban areas would occur. The project site is not within any designated or proposed USFWS Critical Habitat units (USFWS 2021b) and no special-status species have been recorded there previously. Due to the lack of native habitats and the high level of disturbance from invasive plants and surrounding developments and construction no special-status species are expected to occur on the survey area.

The proposed development would require shrubs and herbaceous plants that provide potential nesting habitat for birds protected by the MBTA, MBPA, and the Fish and Game Code. If present at the time of vegetation removal, active nests, eggs, or young could be destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA, MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration has the potential to disturb an active bird nest to the point of failure if the nests is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To avoid impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys and monitoring is required as described in Regulatory Compliance Measure #1.

The survey area is highly disturbed by non-native plants, which outcompete native plants. The survey area lacks quality native habitats that most native wildlife prefers. Therefore, the habitat on the survey area is of low quality for special-status species and other wildlife. The survey area is surrounded by existing developments and lacks connectivity with native habitats or open spaces (described in Section 2.8) and would not restrict movement of wildlife or develop areas used for

recreation. There are no sensitive natural communities, riparian habitats, protected trees, or jurisdictional areas on or near the survey area. Based on the analysis in this report, the proposed development of a single-family home would not result in a significant cumulative impact to biological resources in the area.

1. Introduction

This report includes findings of a biological resources assessment conducted by South Environmental at 7870 – 7900 Granito Drive in the City of Los Angeles, California, which includes 0.62-acre in area on four parcels that share two parcel numbers (Assessors Parcel Numbers [APN]: 5551-005-038 and 039). The development of a single-family residence has been proposed. The purpose of this report is to assess the potential impacts to sensitive or protected biological resources on the parcels (project site) and in a 200-foot buffer (survey area), and the scope of this report includes a description of the parcels and proposed development, methods, environmental setting, assessment of the potential for special-status or protected biological resources to occur, a description of the regulatory setting as it pertains to biological resources, a discussion of potential for impacts (including a cumulative impacts analysis), and recommendations for avoiding or reducing impacts. This report is prepared in accordance with the guidelines of the California Environmental Quality Act (CEQA).

1.1 Project Description

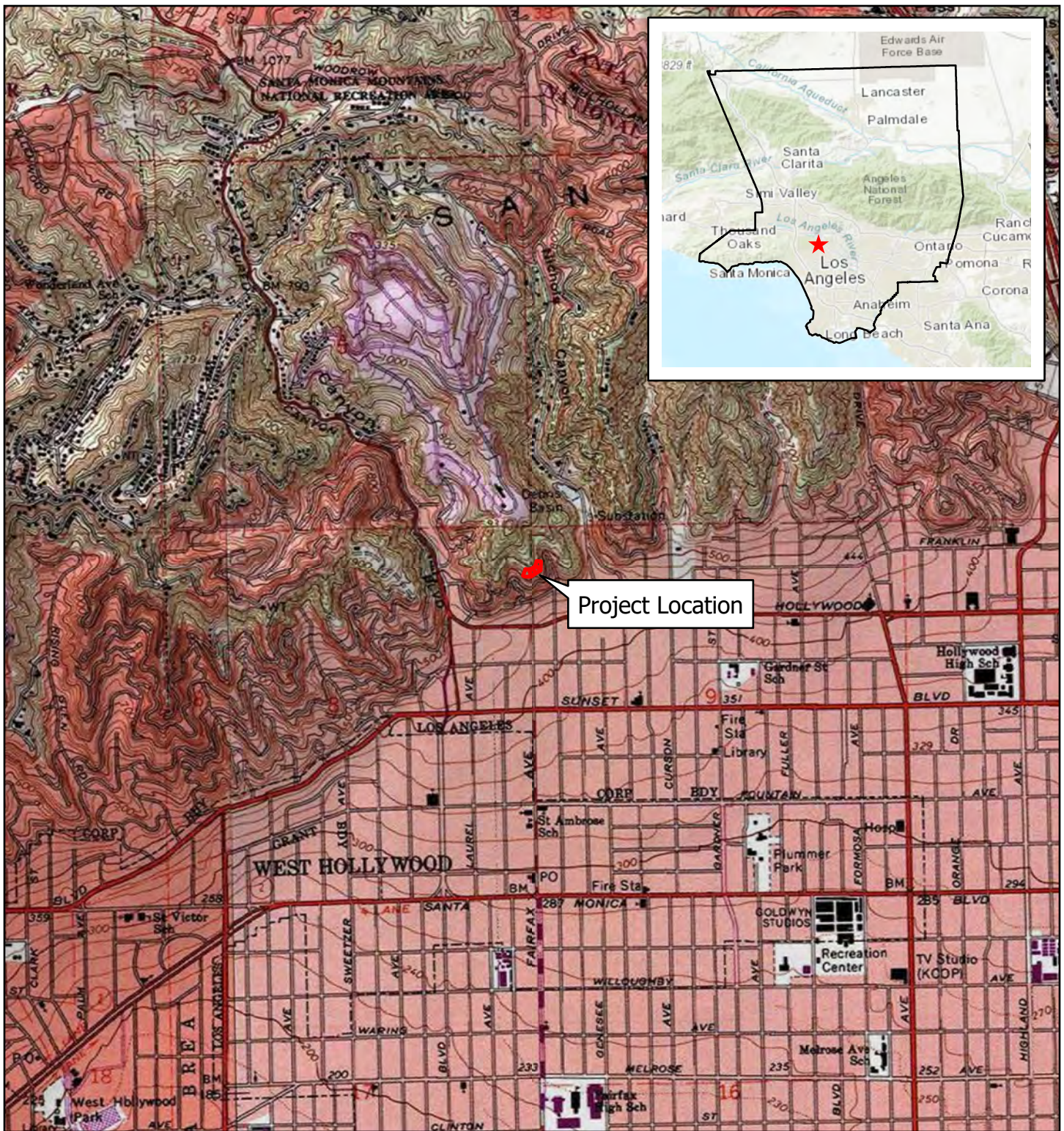
Location and Setting

As shown in Figure 1 below, the project site is in the Hollywood neighborhood of the City of Los Angeles, California approximately 500-feet north of Hollywood Boulevard and 1,000-feet east of Laurel Canyon Boulevard. The project is within the U.S. Geological Survey (USGS) Hollywood 7.5" topographical map, and within Sections 8 and 9 of Township 01 South (01S) and Range 14 West (14W).

According to the Los Angeles City Planning Maps online GIS portal (ZIMAS 2021), the parcels are zoned as R1-1-HCR One-Family Zone. As shown in Figure 2 the parcels are at the northern edge of an urban area and are surrounded by single family houses to the south, east, and west. The parcel immediately to the north of the project site is currently under construction with retaining walls nearly completed that will support future single family housing developments. There is no development on the project site. Photographs of the project site are attached in Appendix A.

Proposed Development

The proposed development is shown in Figure 3 below and includes the following features:



Source: ESRI USA Topo Maps 2021

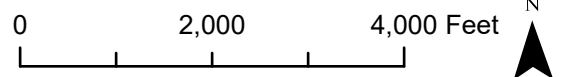
7870-7900 Granito Project

Figure 1. Project Location

Project Parcels (0.62-acres)

Project is in the City of Los Angeles in Los Angeles County on the USGS Hollywood 7.5-minute quadrangle map in Sections 8/9 of Township 01 South (T01S) and Range 14 West (R14W)

Center Coordinate (decimal degrees):
Latitude: 34.1034N Longitude: -118.3614W





Source: BING Aerial Basemap 2021, CPAD GIS 2020

7870 - 7900 Granito Drive

Figure 2. Survey Area & Vicinity

0 200 400 Feet



- Project Parcels (0.62-acres)
- Survey Area (200-ft buffer)
- California Protected Areas Database





Source: BING Aerial Basemap 2021

7870 - 7900 Granito Drive

Figure 3. Proposed Development

0 50 100 Feet



- | | |
|-------------------------|--------------|
| Proposed Retaining Wall | Main House |
| Construction Access | Decking/Pool |
| Proposed Staging Area | Guest Suite |
| Project Site | Driveway |
| | Road Paving |



- The development includes a single-family home with 3-stories, a guest suite, a large deck attached to the back of the house with a built-in pool, and a long driveway and parking area.
- Approximately 300-feet of Granito Drive will be paved and retaining walls will be built to contain the road and avoid erosion of the adjacent steep slopes.
- The developments will be accessed by construction equipment from Granito Drive. Staging areas and employee parking are located on the paved portions of Granito Drive to the north of the project site in areas shown in Figure 3.

Construction Schedule

It is expected that planning and permitting of the project will be completed in the first half of 2022. Construction of the project will take approximately two years to complete with a projected completion date of August 2024.

1.2 Methodology

This assessment is based on information compiled through field reconnaissance and a review of appropriate reference materials and literature regarding the sensitivity and/or rarity of biological resources of the region. The assessment includes areas on the project site and within a 200-foot buffer (survey area).

Literature Review

The assessment of the parcels began with a review of literature relating to the biological resources that are known to occur near the survey area that included the following resources:

- The California Department of Fish and Wildlife (CDFW) California Natural Diversity Database was reviewed to identify special-status plants, animals, and natural communities that have previously recorded in the United States Geologic Service (USGS) Hollywood 7.5" quadrangle that the project site is located within, and the eight surrounding USGS 7.5" quads: Burbank, Pasadena, Inglewood, South Gate, Van Nuys, Beverly Hills, Los Angeles, and Venice (CDFW 2021a).
- CDFW California Wildlife Habitat Relationships (CWHR) life history accounts and range maps (CDFW 2021b)
- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) (USFWS 2021a)
- USFWS Designated and Proposed Critical Habitat GIS data (USFWS 2021b)

- California Native Plant Society (CNPS) online Inventory of Rare and Endangered Plants of California (CNPS 2021a).
- US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soils Database (USDA 2021)
- National Hydrography Dataset (USGS 2021)
- National Wetlands Inventory (USFWS 2021c)
- California Protected Areas Database (CPAD 2021)
- LA CEQA Thresholds Guide (City of Los Angeles 2006)
- South Coast Missing Linkages Project: A Linkage Design for the Santa Monica-Sierra Madre Connection (Penrod et al. 2006)
- Arborist Letter Report prepared for the proposed development (Appendix C)

Field Reconnaissance

South Environmental biologist Matthew South conducted a field reconnaissance on February 5, 2021 to record plants and animals observed on the site, characterize and map plant communities according to a Manual of California Vegetation and CalVeg when appropriate, and identify other locally significant resources such as native trees. A formal jurisdictional delineation of “waters of the U.S.” and or wetlands was not conducted; however, a primary investigation of potential jurisdictional features was conducted during the reconnaissance. The area adjacent to the north of the project site and within the survey area was an active construction zone at the time of the survey and retaining walls were being built and access and driveways excavated. The noise and vibration from the construction activity during the survey was high as a result.

2. Environmental Setting

The survey area is on an extremely steep south-facing slope at an approximate elevation of 560 feet above mean sea level in the existing neighborhood in the south and approximately 760 feet above mean sea level in the construction zone in the north.

2.1 Soils

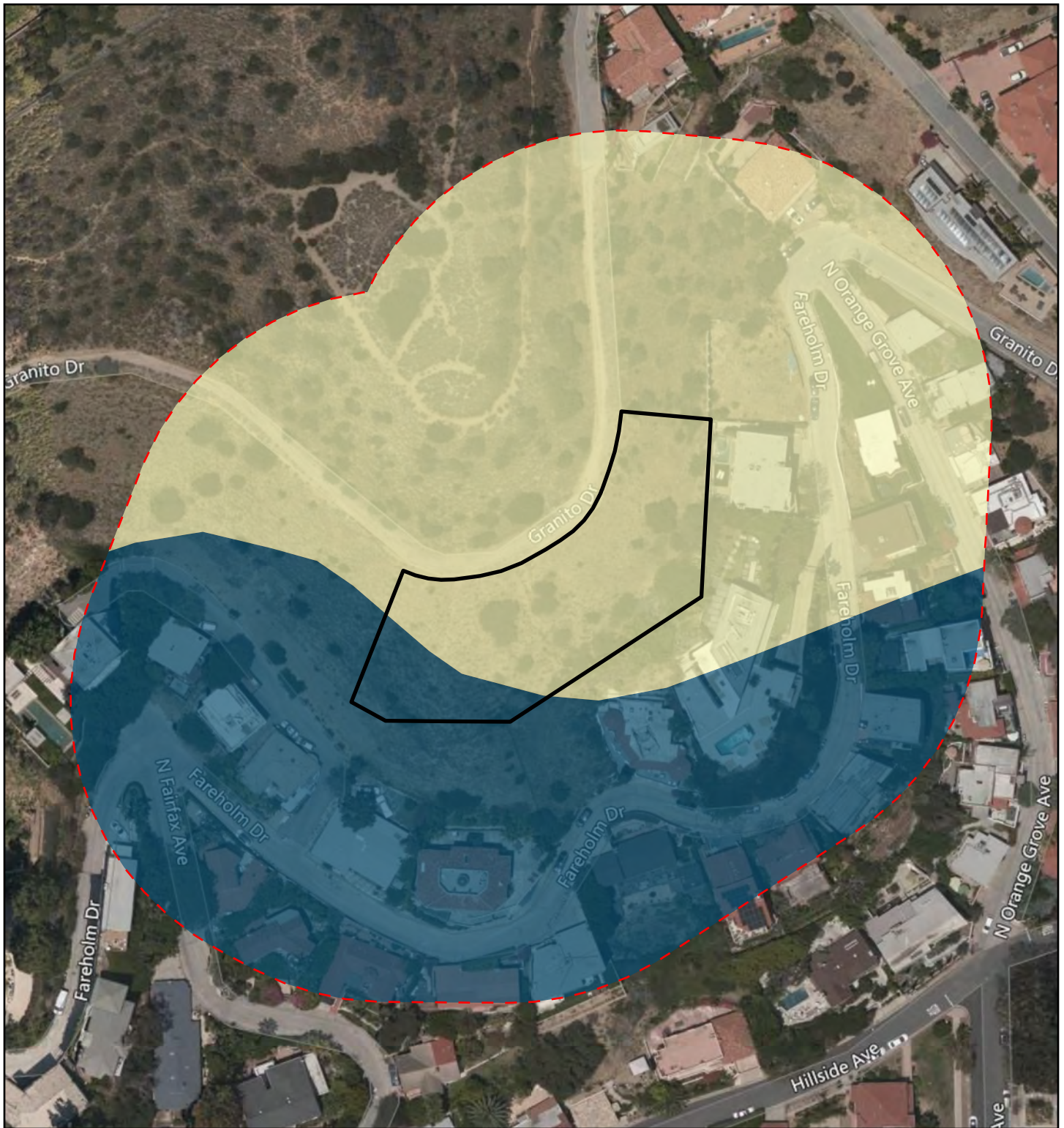
According to the US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soils Database (USDA 2021) two soils occur on the survey area in the areas shown in Figure 4:

- **Topanga-Mipolomol-Sapwi association, 30 to 75 percent slopes.** This soil is an upland soil type found on mountain slopes, hillslopes, and backslopes that is well drained.
- **Urban land-Xerothents, landscaped complex, 0 to 5 percent slopes.** This soil is an upland soil type found in urban areas and on hillslopes and backslopes that is well drained.

2.2 Plant Communities & Cover Types

As shown in Figure 5 below, disturbed laurel sumac scrub and developed areas occur on the survey area.

- Disturbed laurel sumac scrub (*Malosma laurina* Shrubland Alliance as described by A Manual of California Vegetation Online) occurs on the entire project site and in the northwestern portions of survey area. This community is dominated by occasional laurel sumac (*Malosma laurina*) in the shrub layer and infrequent coast prickly pear (*Opuntia littoralis*). The herbaceous layer is dominated by non-native crimson fountaingrass (*Pennisetum setaceum*), which is the most abundant species in this community. Other herbaceous plants observed in this community include coastal heron's bill (*Erodium cicutarium*) and California manroot (*Marah fabacea*). The areas north of the project site are currently under construction with retaining walls that occur as close as 50-feet north.
- Developed areas occur in the southern and eastern portions of the survey area and includes areas where houses, roads, and landscaped areas occur. Plants in these areas include landscaped non-native species such as palm trees and ficus.



Source: BING Aerial Basemap 2021

7870 - 7900 Granito Drive

Figure 4. Soils

0 60 120 Feet

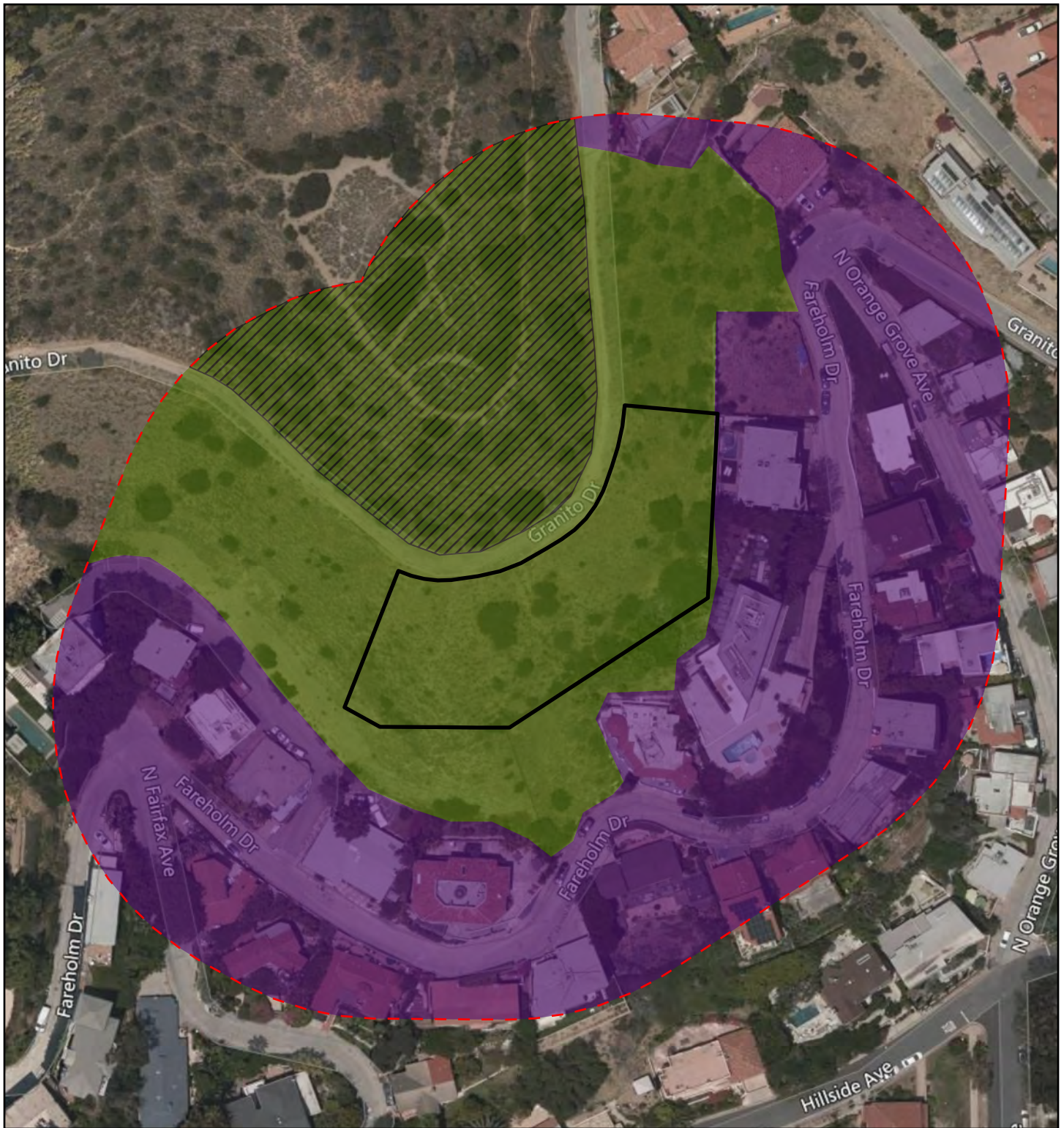


- Project Site
- Survey Area (200-ft buffer)

Soils

- Topanga-Mipolomol-Sapwi association, 30 to 75 percent slopes
- Urban Land-Xerothents, landscaped complex, 0 to 5 percent slopes





Source: BING Aerial Basemap 2021

7870 - 7900 Granito Drive

Figure 5. Plant Communities & Cover Types

0 50 100 Feet



- Project Site
- Survey Area (200-ft buffer)
- Disturbed Laurel Sumac Scrub
- Developed
- Currently Under Development



2.3 Wildlife

Due to the high level of disturbance in the survey area from invasive plants and adjacent construction it is expected that only wildlife adapted to urban areas would occur. Common birds were the only wildlife observed during the reconnaissance and include northern mockingbird (*Mimus polyglottos*), house finch (*Haemorhous mexicanus*), Anna's hummingbird (*Calypte anna*), and American crow (*Corvus brachyrhynchos*). Other wildlife expected to occur includes common urban species such as coyote (*Canis latrans*), raccoon (*Procyon lotor*), Audubon's cottontail (*Sylvilagus audubonii*), Great Basin fence lizard (*Sceloporus occidentalis longipes*), and numerous other bird species found in urban areas.

2.4 Special-Status Species

The project site is not within any designated or proposed USFWS Critical Habitat units (USFWS 2021b) and no special-status species have been recorded there previously. According to the analysis presented in Appendix B there are 124 special-status species known to occur in the region, including 67-plants and 57-animals. Due to the lack of native habitats, the density of non-native plants, and adjacent disturbances from construction and existing developments no special-status plants or animals are expected to occur on the survey area.

2.5 Sensitive Natural Communities

No sensitive natural communities occur on the survey area. CDFW 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* defines sensitive natural communities as those that are "of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects." CDFW considers a natural community sensitive if it has a Global or State rarity rank of 1-3, which includes communities that are vulnerable (G3/S3), imperiled (G2/S2), and critically imperiled (G1/S1). CDFW uses the alliances and groups described in the Manual of California Vegetation Online to characterize California's natural communities, and provides the California Natural Communities List online (most current is dated September 9, 2020) to list the current global and state rarity rank for each natural community characterized in the Manual. Disturbed laurel sumac scrub is the only plant community on the survey area and has a Global and State rarity rank of 4, indicating it is "not rare and apparently secure, but with long-term concern" and is therefore not considered a sensitive natural community.

2.6 Protected Trees

According to the arborist's letter in Appendix C and the observed conditions of the survey area during the reconnaissance, there are no trees on the property considered protected by the City

of Los Angeles native Protected Tree Ordinance, and there are no trees that would be considered non-protected significant trees (8-inch trunk diameter or greater).

2.7 Jurisdictional Features

The survey area is an upland habitat with non-hydric soils and upland vegetation. A review of the National Hydrography Dataset and National Wetlands Institute database shows no known or potential wetlands or streams on or near the survey area. Therefore, no jurisdictional features occur in the survey area.

2.8 Wildlife Movement Corridors and Habitat Linkages

The project site is within an urban area surrounded by existing homes on the south, east, and construction of new homes to the north. The developments isolate the disturbed habitats on the survey area, and due to these developments, it lacks connection to the nearest open space in Nichols Canyon that occurs approximately 750-feet to the northeast of the survey area on the east side of Nichols Canyon Road (shown in Figure 2). The survey area is not used as a movement corridor or habitat linkage due to the low-quality habitats, prevalence of invasive and non-native plants, current construction, and isolated, urban nature.

3. Impact Analysis

For the purposes of this report, impacts to protected biological resources are analyzed within the context of the regulatory setting. Below is an overview of the federal, state, and local regulations pertaining to protected biological resources that occur on the parcel (protected trees and nesting birds), and an analysis of impacts to those resources from the proposed development.

3.1 Regulatory Setting

Federal Regulations

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) protects individuals as well as any part, nest, or eggs of any bird listed as migratory. In practice, federal permits issued for activities that potentially impact migratory birds typically have conditions that require pre-disturbance surveys for nesting birds. In the event nesting is observed, a buffer area with a specified radius must be established, within which no disturbance or intrusion is allowed until the young have fledged and left the nest, or it has been determined that the nest has failed. If not otherwise specified in the permit, the size of the buffer area varies with species and local circumstances (e.g., presence of busy roads, intervening topography, etc.), and is based on the professional judgment of a monitoring biologist. A list of migratory bird species protected under the MBTA is published by USFWS.

California Regulations

State of California Fish and Game Code Section 3500

Section 3503.5 of the California Fish and Game Code states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Activities that result in the abandonment of an active bird of prey nest may also be considered in violation of this code. In addition, California Fish and Game Code, Section 3511 prohibits the taking of any bird listed as fully protected, and California Fish and Game Code, Section 3515 states that it is unlawful to take any non-game migratory bird protected under the MBTA.

California Migratory Bird Protection Act

The California Migratory Bird Protect Act (MBPA) was enacted in September 2019 to reinforce the MBTA at the state level. The Act states:

- “It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.) before January 1, 2017, any additional migratory nongame bird that may be designated in that federal act after that date, or any part of a migratory nongame bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act before January 1, 2017, or subsequent rules or regulations adopted pursuant to that federal act, unless those rules or regulations are inconsistent with this code.” This section is inactive on January 20, 2025 and the following language below will be adopted.
- “It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.), or any part of a migratory nongame bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act.” This section is operative starting on January 20, 2025.

Local Regulations

City of Los Angeles Protected Tree Ordinance

The City of Los Angeles Protected Tree Ordinance states that no protected tree shall be relocated or removed (including damage that leads to death) without a permit. Protected trees include the following native tree species which measure four-inches or more in cumulative trunk diameter, when measured four and one-half feet above the ground level at the base of the tree:

- Indigenous oak trees in the genus *Quercus* except for scrub oak (*Quercus dumosa*).
- southern California black walnut (*Juglans californica* var *californica*)
- western sycamore (*Platanus racemosa*)
- California bay (*Umbellularia californica*)

3.2 Impacts and Recommendations

Nesting Birds

The proposed development would require shrubs and herbaceous plants that provide potential nesting habitat for birds protected by the MBTA, MBPA, and the Fish and Game Code. If present at the time of vegetation removal, active nests, eggs, or young could be destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA, MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration has the potential to disturb an active bird nest to the point of failure if the nests is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To avoid impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys and monitoring is required as described in Regulatory Compliance Measure #1 below.

Regulatory Compliance Measure #1: Preconstruction Nesting Bird Survey

- If possible, ground disturbing activities and vegetation removal (including tree trimming) should be timed to occur outside the bird nesting season (September 1 – January 31).
- If ground disturbing activities or vegetation removal (including tree trimming) are scheduled during the bird nesting season (February 1 – August 31) a preconstruction survey for nesting birds should be conducted within 72 hours prior to construction activities. The survey should be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The survey area should include the project site and suitable habitat within a 300-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required.
- If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

Cumulative Impacts Analysis

The survey area is highly disturbed by non-native plants, which outcompete native plants. The survey area lacks quality native habitats that most native wildlife prefers. Therefore, the habitat on the survey area is of low quality for special-status species and other wildlife. The survey area is surrounded by existing developments and lacks connectivity with native habitats or open spaces (described in Section 2.8) and would not restrict movement of wildlife or develop areas used for recreation. There are no sensitive natural communities, riparian habitats, protected trees, or jurisdictional areas on or near the survey area. Based on the analysis above, the proposed development of a single-family home would not result in a significant cumulative impact to biological resources in the area.

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USFWS. 2021c. National Wetlands Inventory Online Wetlands Mapper. Accessed online:
<https://www.fws.gov/wetlands/data/mapper.html>

Appendix A: Photograph Exhibit



Image 1. Depicts the steeply sloping project site in the red circle and the construction that occurs adjacent to the north of the project area.



Image 2. Depicts Granito Drive adjacent to the project site (on left).



Image 3. Depicts the vegetation community dominated by fountain grass on the project site.



Image 4. Depicts some of the larger laurel sumac shrubs on the project site.

Appendix B: Special-Status Species Analysis

Special-Status Species Analysis

Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized by federal, state, or other agencies as under threat from human-associated developments. Some of these species receive specific protection that is defined by federal or state endangered species legislation. Others have been designated as special-status based on adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. Special-status species include:

- Plants or wildlife listed or proposed for listing as threatened or endangered, or are candidates for possible future listing as threatened or endangered, under the federal Endangered Species Act or the California Endangered Species Act;
- Plants or wildlife that meet the definitions of rare or endangered under CEQA Guidelines Section 15380.
- Plants or wildlife covered under an adopted NCCP/HCP;
- Plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered (List 1A, 1B and 2 plants) in California;
- Plants listed by the CNPS as plants in which there is limited information about distribution (List 3);
- Plants listed as rare under the California Native Plant Protection Act (Fish and Game Code 1900 et seq.);
- Wildlife designated by CDFW as species of special concern;
- Wildlife "fully protected" in California (California Fish and Game Code Sections 3511, 4700, and 5050); and
- Wildlife protected by the Migratory Bird Treaty Act (MTBA).

Federally-Protected Status

All references to Federally-protected species in this BRA include the most current published status or candidate category to which each species has been assigned by USFWS. For purposes of this assessment the following acronyms are used for Federal status species, as applicable:

FE Federally-listed as Endangered

FT	Federally-listed as Threatened
FPE	Federally proposed for listing as Endangered
FPT	Federally proposed for listing as Threatened
FPD	Federally proposed for delisting
FC	Federal candidate species (former C1 species)

State-Protected Status

For the purposes of this BRA, the following acronyms are used for State status species, as applicable:

SE	State-listed as Endangered
ST	State-listed as Threatened
SR	State-listed as Rare
SCE	State candidate for listing as Endangered
SCT	State candidate for listing as Threatened
SFP	State Fully Protected
SSC	California Species of Special Concern

California Rare Plant Rank

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of special-status species in California. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California (CNPS 2018). The list serves as the candidate list for listing as Threatened and Endangered by CDFW. CNPS has developed six categories of rarity known as the California Rare Plant Rank (CRPR), of which Ranks 1A, 1B, 2A, and 2B are particularly considered sensitive:

Rank 1A	Presumed extinct in California.
Rank 1B	Plants Rare, Threatened, or Endangered in California and elsewhere.
Rank 2A	Presumed extinct in California, but more common elsewhere.
Rank 2B	Plants Rare, Threatened, or Endangered in California, but more common elsewhere.
Rank 3	Plants about which we need more information – a review list.
Rank 4	Plants of limited distribution – a watch list.

The CNPS recently added “threat ranks” which parallel the ranks used by the CNDDDB. These ranks are added as a decimal code after the CNPS List (e.g., Rank 1B.1). The threat codes are as follows:

- .1 Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat);
- .2 Moderately threatened in California (20-80% occurrences threatened);
- .3 Not very threatened in California (<20% of occurrences threatened or no current threats known).

Potential to Occur Assessment

Special-status species that are **present** or are **high** or **medium** potential to occur within the parcel are based on one or more of the following:

- the direct observation of the species within the parcel during any field survey;
- a record reported in the CNDDb; and
- the parcel is within known distribution of a species and contains appropriate habitat.
- present means the species is known to occur, high potential indicates the habitat is ideal and near known occurrences of the species, and medium indicates that the habitat may be less than ideal due to some lacking element but still usable by the species and within the known range.

Special-status species that are **low** potential) to occur are based on one of the following:

- the parcel has the general habitat types but lacks necessary habitat elements such as suitable microhabitat or soils; or
- the parcel is outside the known elevation range or distribution of the species, and has otherwise suitable habitats;

Special-status species that have no potential to occur on the parcel are labeled as **none** due to the absence of suitable habitat.

Special-Status Plants

Scientific Name	Common Name	CRPR	CESA	FESA	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on the Survey Area
<i>Abronia maritima</i>	red sand-verbena	4.2	None	None	Feb-Nov	0	330	Coastal dunes		None. The survey area lacks suitable habitat for this species.
<i>Arenaria paludicola</i>	marsh sandwort	1B.1	CE	FE	May-Aug	5	560	Marshes and swamps (freshwater or brackish)	sandy, openings	None. The survey area lacks suitable habitat for this species.
<i>Asplenium vespertinum</i>	western spleenwort	4.2	None	None	Feb-Jun	590	3280	Chaparral, Cismontane woodland, Coastal scrub	rocky	Low. The survey area lacks rocky areas preferred by this species and is highly disturbed.
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	1B.1	None	FE	Jan-Aug	10	2100	Chaparral, Coastal scrub, Valley and foothill grassland	recent burns or disturbed areas, usually sandstone with carbonate layers	Low. The survey area lacks sandstone and carbonate layers that this species prefers and the habitat on the survey area is of low quality due to the level of invasive plants.
<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>	Ventura marsh milk-vetch	1B.1	CE	FE	(Jun)Aug-Oct	0	115	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt or brackish)		None. The survey area lacks suitable habitat for this species.
<i>Astragalus tener</i> var. <i>titi</i>	coastal dunes milk-vetch	1B.1	CE	FE	Mar-May	0	165	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic)	often vernal mesic areas	None. The survey area lacks suitable habitat for this species.
<i>Atriplex coulteri</i>	Coulter's saltbush	1B.2	None	None	Mar-Oct	5	1510	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland	alkaline or clay	None. The survey area lacks suitable habitat for this species.

Scientific Name	Common Name	CRPR	CESA	FESA	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on the Survey Area
<i>Atriplex pacifica</i>	South Coast saltscale	1B.2	None	None	Mar-Oct	0	460	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas		None. The survey area is outside the known range for this species.
<i>Atriplex parishii</i>	Parish's brittlescale	1B.1	None	None	Jun-Oct	80	6235	Chenopod scrub, Playas, Vernal pools	alkaline	None. The survey area lacks suitable habitat for this species.
<i>Atriplex serenana</i> <i>var. davidsonii</i>	Davidson's saltscale	1B.2	None	None	Apr-Oct	30	655	Coastal bluff scrub, Coastal scrub	alkaline	None. The survey area lacks suitable alkaline habitat for this species.
<i>Berberis nevinii</i>	Nevin's barberry	1B.1	CE	FE	(Feb)Mar-Jun	225	2705	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub	sandy or gravelly	None. This is a perennial, conspicuous plant and it was not observed on the project site during the reconnaissance.
<i>Calochortus catalinae</i>	Catalina mariposa lily	4.2	None	None	(Feb)Mar-Jun	45	2295	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland		Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Calochortus clavatus</i> <i>var. gracilis</i>	slender mariposa lily	1B.2	None	None	Mar-Jun(Nov)	1045	3280	Chaparral, Coastal scrub, Valley and foothill grassland		None. The survey area is outside the known range for this species.
<i>Calochortus plummerae</i>	Plummer's mariposa lily	4.2	None	None	May-Jul	325	5575	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland	granitic, rocky	None. The survey area lacks granitic, rocky substrate.

Scientific Name	Common Name	CRPR	CESA	FESA	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on the Survey Area
<i>Calystegia felix</i>	lucky morning-glory	1B.1	None	None	Mar-Sep	95	705	Meadows and seeps (sometimes alkaline), Riparian scrub (alluvial)	Historically associated with wetland and marshy places, but possibly in drier situations as well. Possibly silty loam and alkaline	None. The survey area lacks suitable habitat for this species.
<i>Camissoniopsis lewisii</i>	Lewis' evening-primrose	3	None	None	Mar-May(Jun)	0	985	Coastal bluff scrub, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland	sandy or clay	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Centromadia parryi ssp. australis</i>	southern tarplant	1B.1	None	None	May-Nov	0	1575	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools		None. The survey area lacks suitable habitat for this species.
<i>Centromadia pungens ssp. laevis</i>	smooth tarplant	1B.1	None	None	Apr-Sep	0	2100	Chenopod scrub, Meadows and seeps, Playas, Riparian woodland, Valley and foothill grassland	alkaline	None. The survey area lacks suitable habitat for this species.
<i>Chaenactis glabriuscula var. orcuttiana</i>	Orcutt's pincushion	1B.1	None	None	Jan-Aug	0	330	Coastal bluff scrub (sandy), Coastal dunes		None. The survey area lacks suitable habitat for this species.
<i>Chenopodium littoreum</i>	coastal goosefoot	1B.2	None	None	Apr-Aug	30	100	Coastal dunes		None. The survey area lacks suitable habitat for this species.
<i>Chloropyron maritimum ssp. maritimum</i>	salt marsh bird's-beak	1B.2	CE	FE	May-Oct(Nov)	0	100	Coastal dunes, Marshes and swamps (coastal salt)		None. The survey area lacks suitable habitat for this species.

Scientific Name	Common Name	CRPR	CESA	FESA	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on the Survey Area
<i>Chorizanthe parryi</i> <i>var. fernandina</i>	San Fernando Valley spineflower	1B.1	CE	FC	Apr-Jul	490	4005	Coastal scrub (sandy), Valley and foothill grassland		Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Chorizanthe parryi</i> <i>var. parryi</i>	Parry's spineflower	1B.1	None	None	Apr-Jun	900	4005	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland	sandy or rocky, openings	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Clinopodium mimuloides</i>	monkey-flower savory	4.2	None	None	Jun-Oct	1000	5905	Chaparral, North Coast coniferous forest	streambanks, mesic	None. The survey area lacks suitable habitat for this species.
<i>Convolvulus simulans</i>	small-flowered morning-glory	4.2	None	None	Mar-Jul	95	2430	Chaparral (openings), Coastal scrub, Valley and foothill grassland	clay, serpentinite seeps	None. The survey area lacks suitable clay soils or serpentinite seeps required for this species.
<i>Deinandra paniculata</i>	paniculate tarplant	4.2	None	None	(Mar)Apr-Nov(Dec)	80	3085	Coastal scrub, Valley and foothill grassland, Vernal pools	usually vernal mesic, sometimes sandy	Low. The survey area lacks mesic areas preferred by this species.
<i>Dichondra occidentalis</i>	western dichondra	4.2	None	None	(Jan)Mar-Jul	160	1640	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland		Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Dithyrea maritima</i>	beach spectaclepod	1B.1	CT	None	Mar-May	5	165	Coastal dunes, Coastal scrub (sandy)		None. The survey area lacks suitable habitat for this species.
<i>Dodecahema leptoceras</i>	slender-horned spineflower	1B.1	CE	FE	Apr-Jun	655	2495	Chaparral, Cismontane woodland, Coastal scrub (alluvial fan)	sandy	None. The survey area lacks suitable habitat for this species.

Scientific Name	Common Name	CRPR	CESA	FESA	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on the Survey Area
<i>Dudleya multicaulis</i>	many-stemmed dudleya	1B.2	None	None	Apr-Jul	45	2590	Chaparral, Coastal scrub, Valley and foothill grassland	often clay	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants, and it lacks preferred clay soils.
<i>Eryngium aristulatum</i> var. <i>parishii</i>	San Diego button-celery	1B.1	CE	FE	Apr-Jun	65	2035	Coastal scrub, Valley and foothill grassland, Vernal pools	mesic	Low. The survey area lacks mesic areas preferred by this species.
<i>Erysimum suffrutescens</i>	suffrutescent wallflower	4.2	None	None	Jan-Jul(Aug)	0	490	Coastal bluff scrub, Chaparral (maritime), Coastal dunes, Coastal scrub		None. The survey area is outside the known range for this species.
<i>Helianthus nuttallii</i> ssp. <i>parishii</i>	Los Angeles sunflower	1A	None	None	Aug-Oct	30	5005	Marshes and swamps (coastal salt and freshwater)		None. The survey area lacks suitable habitat for this species.
<i>Hordeum intercedens</i>	vernal barley	3.2	None	None	Mar-Jun	15	3280	Coastal dunes, Coastal scrub, Valley and foothill grassland (saline flats and depressions), Vernal pools		Low. The survey area lacks mesic areas preferred by this species.
<i>Horkelia cuneata</i> var. <i>puberula</i>	mesa horkelia	1B.1	None	None	Feb-Jul(Sep)	225	2655	Chaparral (maritime), Cismontane woodland, Coastal scrub	sandy or gravelly	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Juglans californica</i>	Southern California black walnut	4.2	None	None	Mar-Aug	160	2955	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland	alluvial	Low. The survey area lacks alluvial areas preferred by this species.

Scientific Name	Common Name	CRPR	CESA	FESA	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on the Survey Area
<i>Juncus acutus ssp. leopoldii</i>	southwestern spiny rush	4.2	None	None	(Mar)May-Jun	5	2955	Coastal dunes (mesic), Meadows and seeps (alkaline seeps), Marshes and swamps (coastal salt)		None. The survey area lacks suitable habitat for this species.
<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	1B.1	None	None	Feb-Jun	0	4005	Marshes and swamps (coastal salt), Playas, Vernal pools		None. The survey area lacks suitable habitat for this species.
<i>Lepechinia fragrans</i>	fragrant pitcher sage	4.2	None	None	Mar-Oct	65	4300	Chaparral		None. The survey area lacks suitable habitat for this species.
<i>Lepidium virginicum var. robinsonii</i>	Robinson's pepper-grass	4.3	None	None	Jan-Jul	0	2905	Chaparral, Coastal scrub		Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Lilium humboldtii ssp. ocellatum</i>	ocellated Humboldt lily	4.2	None	None	Mar-Jul(Aug)	95	5905	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland	openings	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Linanthus concinnus</i>	San Gabriel linanthus	1B.2	None	None	Apr-Jul	4985	9185	Chaparral, Lower montane coniferous forest, Upper montane coniferous forest	rocky, openings	None. The survey area lacks suitable habitat for this species.
<i>Malacothamnus davidsonii</i>	Davidson's bush-mallow	1B.2	None	None	Jun-Jan	605	3740	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland		Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Nama stenocarpa</i>	mud nama	2B.2	None	None	Jan-Jul	15	1640	Marshes and swamps (lake margins, riverbanks)		None. The survey area lacks suitable habitat for this species.

Scientific Name	Common Name	CRPR	CESA	FESA	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on the Survey Area
<i>Nasturtium gambelii</i>	Gambel's water cress	1B.1	CT	FE	Apr-Oct	15	1085	Marshes and swamps (freshwater or brackish)		None. The survey area lacks suitable habitat for this species.
<i>Navarretia fossalis</i>	spreading navarretia	1B.1	None	FT	Apr-Jun	95	2150	Chenopod scrub, Marshes and swamps (assorted shallow freshwater), Playas, Vernal pools		None. The survey area lacks suitable habitat for this species.
<i>Navarretia prostrata</i>	prostrate vernal pool navarretia	1B.1	None	None	Apr-Jul	5	3970	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools	Mesic	None. The survey area lacks suitable habitat for this species.
<i>Orcuttia californica</i>	California Orcutt grass	1B.1	CE	FE	Apr-Aug	45	2165	Vernal pools		None. The survey area lacks suitable habitat for this species.
<i>Phacelia hubbyi</i>	Hubby's phacelia	4.2	None	None	Apr-Jul	0	3280	Chaparral, Coastal scrub, Valley and foothill grassland	gravelly, rocky, talus	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants, and it lacks gravelly, rocky, talus.
<i>Phacelia ramosissima</i> var. <i>austrolitoralis</i>	south coast branching phacelia	3.2	None	None	Mar-Aug	15	985	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt)	sandy, sometimes rocky	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Phacelia stellaris</i>	Brand's star phacelia	1B.1	None	None	Mar-Jun	0	1310	Coastal dunes, Coastal scrub		Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Potentilla multijuga</i>	Ballona cinquefoil	1A	None	None	Jun-Aug	0	5	Meadows and seeps (brackish)		None. The survey area lacks suitable habitat for this species.

Scientific Name	Common Name	CRPR	CESA	FESA	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on the Survey Area
<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	2B.2	None	None	(Jul)Aug-Nov(Dec)	0	6890	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland	sandy, gravelly	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Quercus dumosa</i>	Nuttall's scrub oak	1B.1	None	None	Feb-Apr(May-Aug)	45	1310	Closed-cone coniferous forest, Chaparral, Coastal scrub	sandy, clay loam	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.
<i>Quercus durata</i> var. <i>gabrielensis</i>	San Gabriel oak	4.2	None	None	Apr-May	1475	3280	Chaparral, Cismontane woodland		None. The survey area lacks suitable habitat for this species.
<i>Quercus engelmannii</i>	Engelmann oak	4.2	None	None	Mar-Jun	160	4265	Chaparral, Cismontane woodland, Riparian woodland, Valley and foothill grassland		None. The survey area lacks suitable habitat for this species.
<i>Ribes divaricatum</i> var. <i>parishii</i>	Parish's gooseberry	1A	None	None	Feb-Apr	210	985	Riparian woodland		None. The survey area lacks suitable habitat for this species.
<i>Romneya coulteri</i>	Coulter's matilija poppy	4.2	None	None	Mar-Jul(Aug)	65	3935	Chaparral, Coastal scrub	Often in burns	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants.

Scientific Name	Common Name	CRPR	CESA	FESA	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on the Survey Area
<i>Rupertia rigida</i>	Parish's rupertia	4.3	None	None	Jun-Aug	2295	8200	Chaparral, Cismontane woodland, Lower montane coniferous forest, Meadows and seeps, Pebble (Pavement) plain, Valley and foothill grassland		None. The survey area lacks suitable habitat for this species.
<i>Sidalcea neomexicana</i>	salt spring checkerbloom	2B.2	None	None	Mar-Jun	45	5020	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas	alkaline, mesic	Low. The survey area habitat is of low quality for this species due to the dominance of non-native plants, and it lacks alkaline or mesic areas.
<i>Spermolepis lateriflora</i>	western bristly scaleseed	2A	None	None	Mar-Apr	1195	2200	Sonoran desert scrub	Rocky or sandy	None. The survey area lacks suitable habitat for this species.
<i>Suaeda esteroa</i>	estuary seablite	1B.2	None	None	(May)Jul-Oct(Jan)	0	15	Marshes and swamps (coastal salt)		None. The survey area lacks suitable habitat for this species.
<i>Suaeda taxifolia</i>	woolly seablite	4.2	None	None	Jan-Dec	0	165	Coastal bluff scrub, Coastal dunes, Marshes and swamps (margins of coastal salt)		None. The survey area is outside the known range for this species.
<i>Symphytotrichum defoliatum</i>	San Bernardino aster	1B.2	None	None	Jul-Nov(Dec)	5	6695	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Meadows and seeps, Marshes and swamps, Valley and foothill grassland (vernally mesic)	near ditches, streams, springs	None. The survey area lacks suitable habitat for this species.

Scientific Name	Common Name	CRPR	CESA	FESA	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on the Survey Area
<i>Symphyotrichum greatae</i>	Greata's aster	1B.3	None	None	Jun-Oct	980	6595	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Riparian woodland	mesic	None. The survey area lacks suitable habitat for this species.
<i>Thelypteris puberula</i> var. <i>sonorensis</i>	Sonoran maiden fern	2B.2	None	None	Jan-Sep	160	2000	Meadows and seeps (seeps and streams)		None. The survey area lacks suitable habitat for this species.

Special-Status Animals

Scientific Name	Common Name	Federal Status	State Status	Other Statue	General Habitat	Micro-Habitat	Potential to Occur on Survey Area
<i>Rana muscosa</i>	southern mountain yellow-legged frog	Endangered	Endangered	CDFW_WL-Watch List IUCN_EN-Endangered USFS_S-Sensitive	Federal listing refers to populations in the San Gabriel, San Jacinto and San Bernardino mountains (southern DPS). Northern DPS was determined to warrant listing as endangered, Apr 2014, effective Jun 30, 2014.	Always encountered within a few feet of water. Tadpoles may require 2 - 4 yrs to complete their aquatic development.	None. The survey area lacks suitable habitat for this species.
<i>Spea hammondi</i>	western spadefoot	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	None. The survey area lacks suitable habitat for this species.
<i>Taricha torosa</i>	Coast Range newt	None	None	CDFW_SSC-Species of Special Concern	Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats & will migrate over 1 km to breed in ponds, reservoirs & slow moving streams.	None. The survey area lacks suitable habitat for this species.
<i>Socalchemmis gertschi</i>	Gertsch's socalchemmis spider	None	None		Known from only 2 localities in Los Angeles County: Brentwood (type locality) and Topanga Canyon.		None. The survey area lacks suitable habitat for this species.
<i>Agelaius tricolor</i>	tricolored blackbird	None	Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	None. The survey area lacks suitable habitat for this species.
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	None	None	CDFW_WL-Watch List	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.	Low. The disturbed laurel sumac scrub on the survey area is dominated by non-native fountain grass and is of low quality as a result.
<i>Athene cunicularia</i>	burrowing owl	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	None. The survey area lacks suitable habitat with burrows for this species.

Scientific Name	Common Name	Federal Status	State Status	Other Statue	General Habitat	Micro-Habitat	Potential to Occur on Survey Area
				Concern USFWS_BCC-Birds of Conservation Concern			
<i>Buteo swainsoni</i>	Swainson's hawk	None	Threatened	BLM_S-Sensitive IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, & agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	None. The survey area lacks suitable habitat for this species.
<i>Charadrius nivosus nivosus</i>	western snowy plover	Threatened	None	CDFW_SSC-Species of Special Concern NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	Sandy beaches, salt pond levees & shores of large alkali lakes.	Needs sandy, gravelly or friable soils for nesting.	None. The survey area lacks suitable habitat for this species.
<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	Threatened	Endangered	BLM_S-Sensitive NABCI_RWL-Red Watch List USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	None. The survey area lacks suitable habitat for this species.
<i>Coturnicops noveboracensis</i>	yellow rail	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern NABCI_RWL-Red Watch List USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Summer resident in eastern Sierra Nevada in Mono County.	Freshwater marshlands.	None. The survey area lacks suitable habitat for this species.
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	Endangered	Endangered	NABCI_RWL-Red Watch List	Riparian woodlands in Southern California.		None. The survey area lacks suitable habitat for this species.
<i>Falco peregrinus anatum</i>	American peregrine falcon	Delisted	Delisted	CDF_S-Sensitive CDFW_FP-Fully Protected USFWS_BCC-Birds of Conservation Concern	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures.	Nest consists of a scrape or a depression or ledge in an open site.	None. The survey area lacks suitable habitat for this species.

Scientific Name	Common Name	Federal Status	State Status	Other Statue	General Habitat	Micro-Habitat	Potential to Occur on Survey Area
<i>Laterallus jamaicensis coturniculus</i>	California black rail	None	Threatened	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_NT-Near Threatened NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	None. The survey area lacks suitable habitat for this species.
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	None	Endangered		Inhabits coastal salt marshes, from Santa Barbara south through San Diego County.	Nests in Salicornia on and about margins of tidal flats.	None. The survey area lacks suitable habitat for this species.
<i>Pelecanus occidentalis californicus</i>	California brown pelican	Delisted	Delisted	BLM_S-Sensitive CDFW_FP-Fully Protected USFS_S-Sensitive	Colonial nester on coastal islands just outside the surf line.	Nests on coastal islands of small to moderate size which afford immunity from attack by ground-dwelling predators. Roosts communally.	None. The survey area lacks suitable habitat for this species.
<i>Poliophtila californica californica</i>	coastal California gnatcatcher	Threatened	None	CDFW_SSC-Species of Special Concern NABCI_YWL-Yellow Watch List	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California.	Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	Low. The scrub habitat on the survey area is heavily disturbed by invasive plants and surrounding vegetation and as a result is of low quality for this species.
<i>Riparia riparia</i>	bank swallow	None	Threatened	BLM_S-Sensitive IUCN_LC-Least Concern	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	None. The survey area lacks suitable habitat for this species.
<i>Sternula antillarum browni</i>	California least tern	Endangered	Endangered	CDFW_FP-Fully Protected NABCI_RWL-Red Watch List	Nests along the coast from San Francisco Bay south to northern Baja California.	Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	None. The survey area lacks suitable habitat for this species.
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered	Endangered	IUCN_NT-Near Threatened NABCI_YWL-Yellow Watch List	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	None. The survey area lacks suitable habitat for this species.
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	Endangered	None	IUCN_EN-Endangered	Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth	Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.	None. The survey area lacks suitable habitat for this species.

Scientific Name	Common Name	Federal Status	State Status	Other Statue	General Habitat	Micro-Habitat	Potential to Occur on Survey Area
					slump basins in grassland and coastal sage scrub.		
<i>Bombus crotchii</i>	Crotch bumble bee	None	Candidate Endangered		Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	None. The survey area lacks the food plants necessary for this species to occur.
<i>Brennania belkini</i>	Belkin's dune tabanid fly	None	None	IUCN_VU-Vulnerable	Inhabits coastal sand dunes of Southern California.		None. The survey area lacks suitable habitat for this species.
<i>Cicindela hirticollis grvida</i>	sandy beach tiger beetle	None	None		Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico.	Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.	None. The survey area lacks suitable habitat for this species.
<i>Cicindela senilis frosti</i>	senile tiger beetle	None	None		Inhabits marine shoreline, from Central California coast south to salt marshes of San Diego. Also found at Lake Elsinore	Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone.	None. The survey area lacks suitable habitat for this species.
<i>Coelus globosus</i>	globose dune beetle	None	None	IUCN_VU-Vulnerable	Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico.	Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.	None. The survey area lacks suitable habitat for this species.
<i>Danaus plexippus pop. 1</i>	monarch - California overwintering population	None	None	USFS_S-Sensitive	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	None. The survey area lacks suitable habitat for this species.
<i>Eucosma hennei</i>	Henne's eucosman moth	None	None		Endemic to the El Segundo Dunes (type locality), Los Angeles County.	Larval foodplant is Phacelia ramosissima var austrolitoralis; larvae can be found on woody stems and upper root parts.	None. The survey area lacks suitable habitat for this species.
<i>Eugnosta busckana</i>	Busck's gallmoth	None	None		Coastal dunes Coastal scrub		None. The survey area lacks suitable habitat for this species.
<i>Euphilotes battoides allyni</i>	El Segundo blue butterfly	Endangered	None		Restricted to remnant coastal dune habitat in Southern California.	Host plant is Eriogonum parvifolium; larvae feed only on the flowers and seeds; used by adults as major nectar source.	None. The survey area lacks suitable habitat for this species.
<i>Onychobaris langei</i>	Lange's El Segundo Dune weevil	None	None		Known from El Segundo Dunes.		None. The survey area lacks suitable habitat for this species.

Scientific Name	Common Name	Federal Status	State Status	Other Statue	General Habitat	Micro-Habitat	Potential to Occur on Survey Area
<i>Panoquina errans</i>	wandering (=saltmarsh) skipper	None	None	IUCN_NT-Near Threatened	Southern California coastal salt marshes.	Requires moist saltgrass for larval development.	None. The survey area lacks suitable habitat for this species.
<i>Trigonoscuta dorothea dorothea</i>	Dorothy's El Segundo Dune weevil	None	None		Coastal sand dunes in Los Angeles County.		None. The survey area lacks suitable habitat for this species.
<i>Antrozous pallidus</i>	pallid bat	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	None. The survey area lacks suitable roosting habitat for this species.
<i>Eumops perotis californicus</i>	western mastiff bat	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern WBWG_H-High Priority	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.	None. The survey area lacks suitable roosting habitat for this species.
<i>Lasionycteris noctivagans</i>	silver-haired bat	None	None	IUCN_LC-Least Concern WBWG_M-Medium Priority	Primarily a coastal and montane forest dweller, feeding over streams, ponds & open brushy areas.	Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes, and rarely under rocks. Needs drinking water.	None. The survey area lacks suitable roosting habitat for this species.
<i>Lasiurus cinereus</i>	hoary bat	None	None	IUCN_LC-Least Concern WBWG_M-Medium Priority	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	None. The survey area lacks suitable roosting habitat for this species.
<i>Lasiurus xanthinus</i>	western yellow bat	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_H-High Priority	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.	Roosts in trees, particularly palms. Forages over water and among trees.	None. The survey area lacks suitable roosting habitat for this species.
<i>Microtus californicus stephensi</i>	south coast marsh vole	None	None	CDFW_SSC-Species of Special Concern	Tidal marshes in Los Angeles, Orange and southern Ventura counties.		None. The survey area lacks suitable habitat for this species.
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	Low. The survey area lacks moderate to dense canopies that are preferred by this species. The survey area also lacks rock outcrops and rocky cliffs where these species are abundant.

Scientific Name	Common Name	Federal Status	State Status	Other Statue	General Habitat	Micro-Habitat	Potential to Occur on Survey Area
<i>Nyctinomops femorosaccus</i>	pocketed free-tailed bat	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_M-Medium Priority	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc.	Rocky areas with high cliffs.	None. The survey area lacks suitable roosting habitat for this species.
<i>Nyctinomops macrotis</i>	big free-tailed bat	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_MH-Medium-High Priority	Low-lying arid areas in Southern California.	Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	None. The survey area lacks suitable roosting habitat for this species.
<i>Onychomys torridus ramona</i>	southern grasshopper mouse	None	None	CDFW_SSC-Species of Special Concern	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	None. The survey area lacks suitable habitat for this species.
<i>Perognathus longimembris brevinasus</i>	Los Angeles pocket mouse	None	None	CDFW_SSC-Species of Special Concern	Lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin.	Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	Low. The survey area lacks fine, sandy soils that this species prefers.
<i>Perognathus longimembris pacificus</i>	Pacific pocket mouse	Endangered	None	CDFW_SSC-Species of Special Concern	Inhabits the narrow coastal plains from the Mexican border north to El Segundo, Los Angeles County.	Seems to prefer soils of fine alluvial sands near the ocean, but much remains to be learned.	None. The survey area lacks suitable habitat for this species.
<i>Sorex ornatus salicornicus</i>	southern California saltmarsh shrew	None	None	CDFW_SSC-Species of Special Concern	Coastal marshes in Los Angeles, Orange and Ventura counties.	Requires dense vegetation and woody debris for cover.	None. The survey area lacks suitable habitat for this species.
<i>Taxidea taxus</i>	American badger	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	Low. The survey area lacks sufficient food and native habitats that this species prefers.
<i>Glyptostoma gabrielense</i>	San Gabriel chestnut	None	None		Terrestrial		None. The survey area is outside the known range of this species.
<i>Gonidea angulata</i>	western ridged mussel	None	None		Primarily creeks & rivers & less often lakes. Originally in most of state, now extirpated from Central & Southern Calif.		None. The survey area lacks suitable habitat for this species.
<i>Tryonia imitator</i>	mimic tryonia (=California brackishwater snail)	None	None	IUCN_DD-Data Deficient	Inhabits coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County.	Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.	None. The survey area lacks suitable habitat for this species.

Scientific Name	Common Name	Federal Status	State Status	Other Statue	General Habitat	Micro-Habitat	Potential to Occur on Survey Area
<i>Anniella spp.</i>	California legless lizard	None	None	CDFW_SSC-Species of Special Concern	Contra Costa County south to San Diego, within a variety of open habitats. This element represents California records of <i>Anniella</i> not yet assigned to new species within the <i>Anniella pulchra</i> complex.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	None. The survey area lacks moist soils that this species prefers.
<i>Anniella stebbinsi</i>	Southern California legless lizard	None	None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	Low. The survey area lacks moist soils that this species prefers.
<i>Arizona elegans occidentalis</i>	California glossy snake	None	None	CDFW_SSC-Species of Special Concern	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California.	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	Low. The survey area habitats are of low quality due to disturbance by invasive plants and lack the native habitats that this species is typically found on.
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	None	CDFW_SSC-Species of Special Concern	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas.	Ground may be firm soil, sandy, or rocky.	Low. The survey area habitats are of low quality due to disturbance by invasive plants and lack the native habitats that this species is typically found on.
<i>Emys marmorata</i>	western pond turtle	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	None. The survey area lacks suitable habitat for this species.
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Low. The survey area lacks native habitats, sandy washes preferred by this species.

Appendix C: Arborist Letter



The Tree Resource

Lisa Smith, Registered Consulting Arborist #464

December 16, 2020

7900 Granito Drive LLC

Mr. Tyrone McKillen/ Plus Development LLC

743 Seward Street

Los Angeles CA 90038

RE: 7900 Granito Drive, Los Angeles CA 90046

Dear Mr McKillen,

This letter is in regards to the subject property 7870-7900 Granito Drive, Los Angeles. I reviewed the site as an ISA Certified Arborist to evaluate for native protected species prior to the proposed construction.

Site History

This property, located in the Laurel Canyon/Nichols Canyon area of Los Angeles, and is currently an empty undeveloped lot. The owner is preparing to develop the property.

PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as Oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California Black Walnut (*Juglans californica* var. *californica*); Western Sycamore (*Platanus racemosa*) and California Bay Laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater. **There are NO trees on this property considered protected within the City of Los Angeles Native Protected Tree Ordinance. There are also NO trees that would be considered Non-Protected Significant 8" or greater.**

Neighbor Trees

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact.

Should you have any questions, please contact me at (310) 663-2290.

Respectfully submitted,

Lisa Smith

Lisa Smith – The Tree Resource

Registered Consulting Arborist #464

ISA Board Certified Master Arborist #WE3782

ISA Tree Risk Assessor Qualified



Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please feel free to contact me at (310) 663-2290.



CONSULTING COMPANY
— ENVIRONMENTAL & SAFETY —

AIR QUALITY AND NOISE IMPACT ASSESSMENT

7864-7900 W. Granito Drive
Los Angeles, CA 90046

August 23, 2021

Prepared for: 7900 Granito Drive LLC
c/o Plus Development LLC
743 Seward Street
Los Angeles, California 90038

Prepared by:

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Z Consulting Company
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AIR QUALITY AND NOISE IMPACT ASSESSMENT

7864-7900 W. Granito Drive
Los Angeles, CA 90046

August 23, 2021

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AIR QUALITY AND NOISE IMPACT ASSESSMENT

7864-7900 W. Granito Drive
Los Angeles, CA 90048

August 23, 2021

SECTION 1 INTRODUCTION

This Air Quality and Noise Impact Assessment (Assessment) quantifies and determines the significance of air quality and noise impacts associated with the construction of a single-family residence (SFR) at 7864-7900 W. Granito Drive in the City of Los Angeles (Project). This Assessment quantifies criteria pollutant emissions impacts, greenhouse gas (GHG) emissions impacts, and noise impacts associated with the Project's construction phase. Cumulative impacts from nearby residential construction projects currently active or in Los Angeles City's pipeline are also addressed.

South Coast Air Quality Management District (SCAQMD) methodologies and significance thresholds form the basis of the air analysis within this Assessment. Specifically, the following references were utilized:

- Air Quality Analysis Handbook (2015);
- CEQA Air Quality Handbook (1993);
- Localized Significance Threshold Methodology (July 2008) and example calculation spreadsheets;
- Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans (December 2008); and
- CalEEMod model (version 2020.4.0) with supporting documentation.

The noise analysis within this Assessment follows the methodologies and significance thresholds outlined in the following reference:

- Los Angeles *Construction Noise Ordinance* (Sec. 41.40 and Sec. 112.03 through 112.05).

SECTION 2 PROJECT DESCRIPTION

The Project includes the construction of a new SFR on adjacent lots on W. Granito Drive. Although this Assessment focuses on the residence planned for 7864-7900 W. Granito Drive, the cumulative impacts of multiple residential construction projects in the area are quantified and compared to appropriate significance thresholds (Section 5). See the Site Location Map (Figure 1) and Site Plan (Figure 2) in Appendix A for the location and design of the Project as well as the locations of the nearby projects.

The Applicant has provided the following Project details:

- The Project site is 0.62-acres (26,824 sf) in total;
- The Project site is currently vacant, so demolition is not required;
- The Project includes construction of one SFR with a total size of 13,755 sf;
- The approximate construction schedule is from May 2022 to May 2024;
- Total material cut is approximately 3,657 cy and the fill is approximately 450 cy; and
- Total material to be transported from the Project site is approximately 3,207 cy.

The approximate schedule and equipment list is presented in Table 1.

Table 1 Construction Schedule and Equipment

Construction Phase	Timeframe		Duration (workdays)	Equipment
	Phase Start	Phase Stop		
Site Preparation	5/1/2022	5/24/2022	20	Tractor/Loader/Backhoe
Grading/Excavation	5/25/2022	1/12/2023	200	Dumper/Tender Crane Tractor/Loader/Backhoe Excavator
Building	1/13/2023	2/24/2024	350	Crane Forklifts Generator Welder
Paving	2/25/2024	4/17/2024	45	Cement & Mortar Mixers Paver
Architectural Coating	4/18/2024	5/22/2024	30	Air Compressor

Construction activities that generate noise will be confined to daytime hours only, as defined by the City of Los Angeles *Construction Noise Ordinance* (7:00 AM-9:00 PM, Monday through Friday, 8:00 AM-6:00 PM Saturdays). Please also note that all construction activities that generate noise are prohibited on Sundays and all federal holidays.

SECTION 3 SIGNIFICANCE THRESHOLDS

3.1 Air Quality Standards

SCAQMD has established thresholds of significance for use in air quality assessments. The SCAQMD *Air Quality Analysis Handbook* (2015), the *Localized Significance Threshold Methodology* (July 2008), and the *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans* (December 2008), contain the significance thresholds utilized for this Project. The following sections present and discuss these significance thresholds in more detail.

3.1.1 Localized Criteria Pollutant Thresholds (LST)

SCAQMD's LST Methodology presents a method by which a project's onsite emissions of CO, NO_x, PM₁₀, and PM_{2.5} can be compared to screening thresholds that the SCAQMD derived from air dispersion models. The following information was utilized to determine the LST thresholds for this Project:

- **Project size:** As presented in Section 2, this Project site is approximately 0.62 acres. This is less than the 1-acre project size category in the SCAQMD's LST methodology. Therefore, per LST guidance, a Project size of 1-acre is used to determine the applicable thresholds.
- **Distance to the nearest receptor:** The Project site is located near multiple existing residential receptors. The nearest residential receptor is located less than 25 meters from the Project site. Therefore, per LST guidance, the smallest available source-receptor distance of 25 meters is used to determine the applicable thresholds.
- **The source receptor (SR) area:** This Project is in the Hollywood Hills neighborhood of the City of Los Angeles, which is in SR Area 2 – Northwest Coastal Los Angeles County.

Table 2 presents the construction significance thresholds applicable to the Project, as specified in the SCAQMD LST Tables.

Table 2 LST Construction Significance Threshold

Parameter	CO (lbs/day)	NO _x (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
Construction Thresholds	562	103	4.0	3.0

3.1.2 Regional Criteria Pollutants Thresholds (Mass Daily Thresholds)

To determine the regional significance of criteria pollutant emissions, they must also be compared to the Mass Daily Thresholds found in the SCAQMD's *Air Quality Analysis Handbook* (2015) and *CEQA Air Quality Handbook* (1993). The emissions compared to these regional thresholds should include emissions generated both onsite and offsite. Table 3 presents the mass daily thresholds that are used to determine the significance of emission impacts in this assessment.

Table 3 Regional Criteria Pollutant Significance Thresholds (Mass Daily Thresholds)

Parameter	CO (lbs/day)	NOx (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)	ROG (lbs/day)	SOx (lbs/day)
Construction Thresholds	550.0	100.0	150.0	55.0	75.0	150.0

3.1.3 Greenhouse Gas (GHG) Emissions Thresholds

The SCAQMD has released *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans* (December 2008), which indicates that a GHG emissions threshold of 3,000 MT CO₂e/year is appropriate for residential projects. While the SCAQMD recommends that GHG emissions from construction should be amortized over 30 years and added to operational GHG emissions to determine the overall Project impact, this approach may not be suitable for residential projects, as they produce extremely low amounts operational GHG emissions. Instead of this approach, the GHG emissions that occur in the peak year of construction are compared directly to the threshold, resulting in a more conservative significance determination.

Please note that "CO₂ equivalents" (CO₂e) is the quantity of CO₂ that would cause the same level of climate change as a given type and quantity of a GHG emissions. This variation of effect between gases is also known as global warming potential (GWP). For example, one unit of methane emissions has the same GWP as 21 units of carbon dioxide. Therefore, one (1) metric ton of methane is equivalent to 21 metric tons of CO₂. Emissions of multiple types of GHGs are represented collectively in units of CO₂e.

3.2 Noise Standards

This section discusses the noise standard applicable to the Project, the City of Los Angeles' *Noise Ordinance*. The following technical terms are utilized in this standard and in this Assessment:

- **Decibel (dB):** A unit division, on a logarithmic scale, whose base is the tenth root of ten, used to represent ratios of quantities proportional to power. In simple terms, if the power is multiplied by a factor of ten, then ten is added to the representation of the power on the decibel scale. If 0 dB represents 1 unit of power, 30 dB represents one thousand units, 60 dB represents one million units, etc.
- **A-Weighted Sound Level – dBA:** Sound pressure level measured using the A-weighting network, a filter which discriminates against low and high frequencies in a way that mimics the human hearing mechanism at moderate sound levels. The A-weighted sound level is generally used when discussing environmental noise impacts.
- **Equivalent Continuous Noise Level (L_{eq}):** The noise level, in decibels, of the mean sound pressure averaged over a specific duration, generally one hour. This is often referred to as the "equivalent sound level" (hence the "eq" subscript). The "equivalence" is a sound of constant level that has the same total acoustic energy content as the measurement.

3.2.1 Los Angeles Noise Ordinance

Los Angeles' *Noise Ordinance* has been utilized to determine the significance of noise impacts for this type of project. The *Noise Ordinance*, which is found within the Los Angeles Municipal Code (Municipal Code), presents noise standards applicable to construction and demolition operations occurring within Los Angeles. Specifically, Section 41.40 of the Municipal Code prohibits construction activities that entail the use of any machine, tool, device or equipment between the hours of 9:00 PM – 7:00 AM that could disturb sleeping persons in any dwelling, apartment or other place of residence.

Additionally, Section 112.05 of the Municipal Code prohibits the operation of any power equipment/tool that produces a maximum noise level that exceeds the applicable noise limit from the following list at a distance of 50 feet between the hours of 7:00 AM – 10:00 PM:

- 75 dB(A) for construction machinery (e.g. tractors, dozers, drills, loaders, shovels/cranes, etc.);
- 75 dB(A) for powered equipment 20 HP or less intended for infrequent use; and
- 65 dB(A) for powered equipment intended for repetitive use in residential areas (e.g. mowers, blowers, riding tractors, etc.).

Per the Municipal Code, these noise limitations shall not apply where compliance is technically infeasible. Technically infeasible means that these noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers, and/or other noise reduction devices/techniques during the operation of the equipment.

SECTION 4 PROJECT IMPACTS**4.1 Air Quality Impacts**

This section presents the emissions calculation methodologies and results. Significance of the impacts is determined by comparing calculated emissions to the appropriate significance threshold from Section 3.

Two categories of emissions have been quantified for this Assessment: criteria pollutants and GHGs. The criteria pollutants included in this Assessment are CO, NO_x, PM₁₀, and PM_{2.5}, ROG, and SO_x. GHGs are presented in terms of CO₂e, which includes emissions of CO₂, CH₄, and N₂O (see Section 3.1.3). The emissions are utilized to determine the significance of three types of impacts: localized criteria pollutants, regional criteria pollutants, and GHG impacts.

Emissions have been calculated for each phase of construction using SCAMQD's CalEEMod model. Project specific information has been used where possible and CalEEMod default assumptions are utilized where necessary and appropriate. The following sources of emissions are included: off-road equipment operations, on-road vehicle travel (haul trucks and passenger vehicles), fugitive dust (grading/clearing, material handling, and stockpile wind erosion), and architectural coatings. For more information, see the CalEEMod output files in Appendix B.

4.1.1 Localized Criteria Pollutant Impacts

Localized criteria pollutant significance thresholds exist for emissions of CO, NO_x, PM₁₀, and PM_{2.5} (not for ROG or SO_x). As a localized impact, only emissions generated onsite are included in the significance determination. Emissions from on-road vehicles and architectural coatings (architectural coatings only emit ROG emissions) are not included in the assessment of the localized impacts.

Table 4 presents the emissions calculated for each construction phase using SCAMQD's CalEEMod model. All phases are compared to the significance thresholds from Section 3.1.1 to determine the significance of the Project's localized construction emissions. Please note that all localized criteria pollutant impacts from construction are less than significant.

Table 4 Localized Criteria Pollutant Impacts (lbs/day)

Phase	CO	NO _x	PM ₁₀	PM _{2.5}	Significant?
Site Preparation	2.2	1.7	0.12	0.09	No
Grading/Excavation	7.4	7.9	0.57	0.35	No
Building	8.0	7.5	0.35	0.34	No
Paving	3.5	2.6	0.11	0.11	No
Architectural Coatings	1.8	1.2	0.06	0.06	No
Significance Threshold	562	103	4.0	3.0	---

4.1.2 Regional Criteria Pollutant Impacts

Regional criteria pollutant impacts include all onsite and offsite criteria pollutant emissions generated by Project construction. Regional emissions are the same as the localized emissions except for the addition of offsite emissions (vehicle travel) and ROG/SO_x. The addition of ROG emissions necessitates the inclusion of the architectural coatings emissions source because architectural coatings emit ROG emissions.

Table 5 presents the total regional emissions for each construction phase using SCAMQD's CalEEMod model. All phases are compared to the significance thresholds from Section 3.1.2 to determine the significance of the Project's regional construction emissions. Please note that all construction phases result in less-than-significant regional criteria pollutant impacts.

Table 5 Regional Criteria Pollutant Impacts (lbs/day)

Phase	CO	NO _x	PM ₁₀	PM _{2.5}	SO _x	ROG	Significant?
Site Preparation	2.7	1.8	0.2	0.1	0.0	0.2	No
Grading/Excavation	8.3	8.5	0.9	0.4	0.0	0.9	No
Building	8.8	7.8	0.6	0.4	0.0	1.0	No
Paving	3.9	2.8	0.3	0.1	0.0	0.4	No
Architectural Coatings	2.2	1.3	0.2	0.1	0.0	2.0	No
Significance Threshold	550.0	100.0	150.0	55.0	150.0	75.0	---

4.1.3 Greenhouse Gas Impacts

Construction phase GHG emissions are also calculated by CalEEMod. Maximum daily CO₂e emissions are conservatively multiplied by the total number of construction days in a year to determine the annual emissions. Table 6 presents the construction phase CO₂e emissions and compares them to the significance threshold from Section 3.1.3. Please note that the peak year GHG emissions impacts are less than significant.

Table 6 Construction GHG Emissions

Source	CO ₂ e Emissions (MT)
Project Construction Phase	259.9
Significance Threshold (Industrial / Residential)	10,000 / 3,000
Significant?	No

4.2 Noise Impacts

This section presents the noise assessment methodologies and results. Significance of noise impacts are determined by comparing Project noise levels to the significance threshold presented in Section 3.2.1.

Noise impacts associated with the heavy equipment utilized for Project construction are determined using equipment data and equations from the Federal Highway Administration's (FHWA) *Roadway Construction Noise Model* (see excerpt in Appendix D). To minimize the potential for noise impacts to nearby receptors, this Assessment recommends that the heavy construction equipment be equipped with noise controls such as mufflers where possible. The Environmental Protection Agency's (EPA) *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances* (see excerpt in Appendix D) indicates that mufflers result in a noise reduction of approximately 10 dBA. However, to ensure that the analysis is conservative, this Assessment utilizes a reduction of 5 dBA to account for noise controls. Additional detail regarding the noise calculations can be found in Appendix C.

As discussed in Section 3.2.1, Los Angeles Municipal Code (i.e. Section 112.05) construction noise levels are considered significant if the operation of a piece of equipment produces maximum noise levels exceeding 75 dBA at a distance of 50 feet between the hours of 7:00 AM – 10:00 PM. Please note that construction activities for this Project will be limited to the hours of 7:00 AM – 10:00 PM; no nighttime operations will be conducted.

Table 7 presents the calculated noise level for each piece of equipment and compares them to the noise ordinance threshold of 75 dBA. Please note that none of the impacts exceed the significance threshold.

Table 7 Construction Noise Impacts – dBA

Construction Phase	Equipment	Noise Level (L_{eq} @ 50')	Sig. Threshold (L_{eq} @ 50')	Exceeds Threshold?
Site Preparation	Tractors/Loaders/Backhoes	70	75	No
Grading/Excavation	Dumpers/Tenders	67		No
	Cranes	68		No
	Tractors/Loaders/Backhoes	70		No
	Excavators	72		No
Building Construction	Cranes	68		No
	Forklifts	63		No
	Generators	73		No
	Welders	70		No
Paving	Cement & Mortar Mixers	75		No
	Pavers	69		No
Architectural Coatings	Air Compressors	69		No

While some of the noise impacts presented in Table 7 are close to exceeding the significance threshold, it is important to understand that this Assessment intentionally overestimates the actual noise levels expected. This is due to the use of conservative assumptions, such as the utilization of a 5-dBA reduction from noise controls (instead of the EPA identified 10-dBA reduction) and noise source data derived from measurements of older equipment (modern construction equipment and practices tend to produce less noise). Additionally, the analysis accurately represents impacts for receptors located within 50 feet and direct line-of-site to the construction equipment. Receptors located more than 50 feet from the construction equipment will experience lower noise levels than those presented in Table 7. Furthermore, any terrain, structures, walls, or fences that impede line of site from the receptors to the equipment will also reduce the experienced noise levels.

Please also note that the Project will be required to comply with the Los Angeles Noise Ordinance from which the noise significance threshold was derived. This provides additional confidence that the construction noise impacts will be less than significant.

SECTION 5 CUMULATIVE IMPACTS

This section addresses the potential for cumulative impacts to occur from the simultaneous construction of multiple projects in this area. Cumulative impacts are considered for each of the four impact classifications included in Section 4.

Based on observations in the area and information from Los Angeles City, there are about 2 other single-family residential construction projects active or planned near the Project. These projects are shown on Figure 1.

This analysis conservatively assumes that the three projects (the subject Project plus the two nearby projects) will all be in most impactful phase of construction simultaneously.

5.1 Air Quality Impacts

Cumulative air quality impacts are addressed in this section.

5.1.1 Localized Criteria Pollutant Impacts

By grouping nearby projects together and treating them as one larger construction project, the same method for analyzing localized criteria pollutant impacts presented in Section 4.1.1 can be used to determine the significance of cumulative localized criteria pollutant impacts. The following two pieces of information are required to do this:

- **The total emissions from the group of projects.** This assessment assumes that the other construction projects will produce the same emissions as the Project. This is a reasonable assumption because the nearby projects are similar in size to the Project (based on the structure size).
- **The appropriate significance threshold.** According to SCAQMD guidelines, the significance thresholds for localized emissions impacts are based on the size of the project (e.g., the $PM_{2.5}$ threshold is 4.0 lbs/day for a 2-acre project and 6.0 lbs/day for a 5-acre project). Therefore, cumulative localized emissions impacts from multiple projects should be compared to the appropriate significance threshold for the collective size of the considered Projects.

As such, the following scenarios were analyzed for cumulative localized impacts:

- **Cumulative Scenario 1** – Three (3) projects under construction at the same time, the Project and two nearby neighbors. The 3-acre area containing these projects is shown on Figure 1.
- **Cumulative Scenario 2** – Four (4) projects under construction at the same time, the Project and three nearby neighbors. The 5-acre area containing these projects is shown on Figure 1.

Table 8 presents the cumulative localized criteria pollutant emissions impacts associated with these two scenarios. The phase with the highest emissions is utilized for each pollutant (the building phase for CO and the grading phase for NO_x , PM_{10} , and $PM_{2.5}$). Note that the 3-acre significance threshold was determined by interpolating between the 2-acre and 5-acre thresholds.

Table 8 Grading/Excavation Phase Cumulative Emissions Impacts (lbs/day)

Scenario	Parameter	CO	NOx	PM ₁₀	PM _{2.5}
Cumulative Scenario 1 – Three projects in 3 acres	Cumulative Emissions	23.9	23.6	1.7	1.1
	Significance Threshold	1,062	172	8.3	4.7
	Significant?	No	No	No	No
Cumulative Scenario 2 – Four projects in 5 acres	Cumulative Emissions	31.9	31.5	2.3	1.4
	Significance Threshold	1,531	221	13	6
	Significant?	No	No	No	No

The results in Table 8 demonstrate that the Project does not cause or contribute to a cumulative exceedance of the localized criteria pollutant significance thresholds.

5.1.2 Regional Criteria Pollutant Impacts

Regional impacts are cumulative impacts by their nature. The regional significance thresholds were developed to ensure that a project does not disproportionately impact the cumulative air quality of the air basin. If a project has less than significant impacts for regional criteria pollutants, its cumulative impacts on a regional basis are also less than significant.

5.1.3 Greenhouse Gas Impacts

GHG impacts are global in their effects. For the same reason as the regional criteria pollutant impacts, if a project has a less than significant GHG emissions impact based on the SCAQMD's thresholds, it also has less-than-significant cumulative GHG impacts.

5.2 Noise Impacts

This section discusses the potential for cumulative noise impacts from the Project. The noise significance threshold utilized in this Assessment is applied to each piece of equipment individually, so it cannot be utilized to determine the cumulative impacts of multiple projects. Instead, the physics of sound can be utilized to show that the Project will generate less than significant cumulative noise impacts.

Noise is measured and experienced on a logarithmic scale. This causes some unexpected properties, such as the following rule: if two simultaneous noises have volumes at least 10 dBA apart, the louder noise will entirely drown out the lower volume noise. Stated another way, if you add a 50-dBA noise to a 60-dBA noise, the resulting noise level remains 60 dBA.

Any substantial material (buildings, terrain, walls, etc.) that breaks line-of-sight between a noise source and the receptor is likely to reduce the noise level experienced by that receptor by 10 dBA or more. Additionally, as the distance between a source and receptor increases, the noise level experienced by that receptor decreases. Significant noise shielding exists in the area around the Project due to extreme elevation changes. This means that for a cumulative noise impact to potentially exist, a single receptor would need to be located very close to and have direct line of sight to at least two active construction projects operating simultaneously. As the Project is not expected to cause this situation to occur, it has a less than significant cumulative noise impact.

SECTION 6 MITIGATIONS

All construction air quality and noise impacts are less than significant without mitigation. Therefore, no mitigation is necessary.

SECTION 7 CONCLUSION

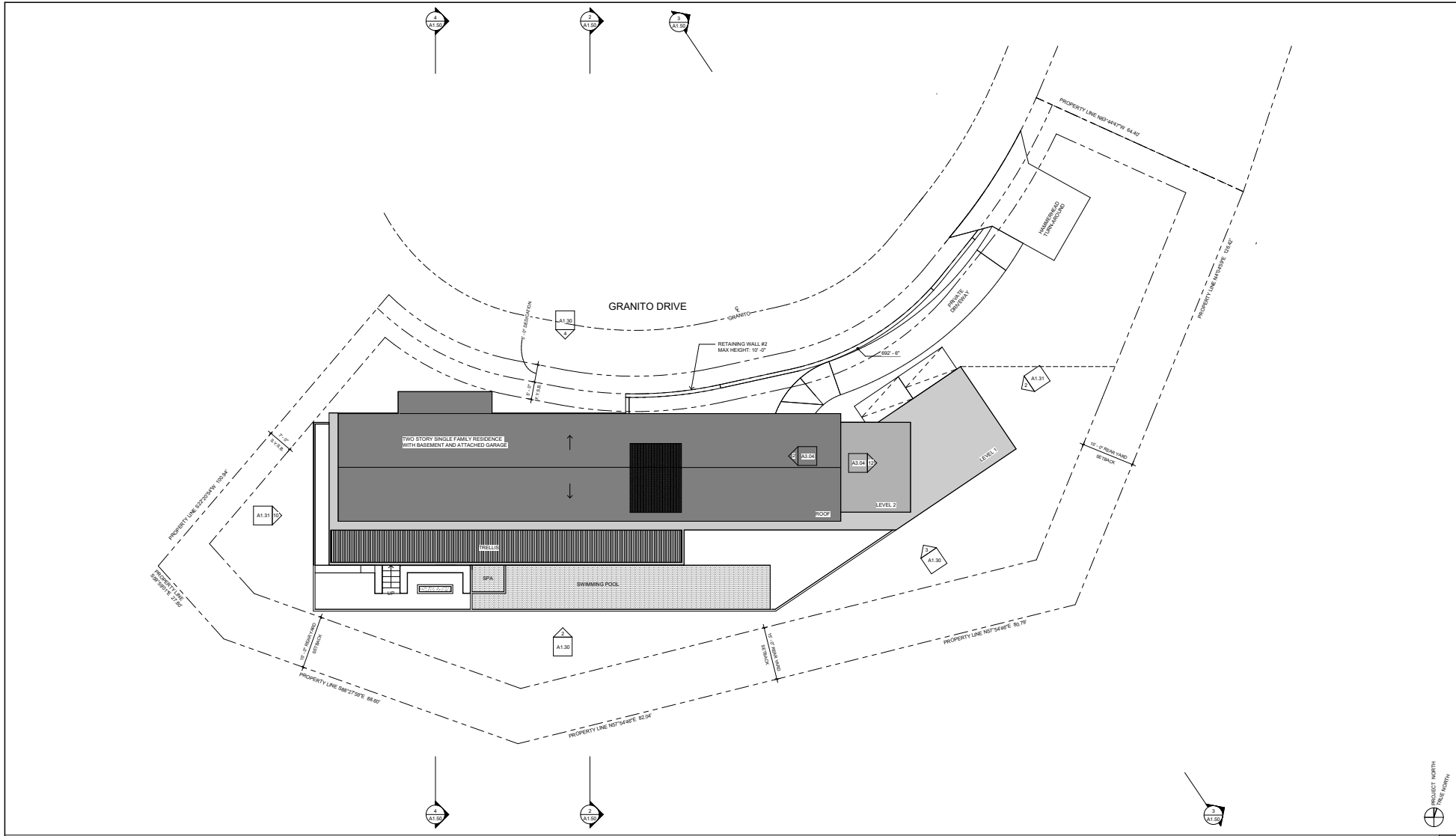
The Assessment finds that this Project's construction will have the following impacts on an individual and cumulative basis:

- Less than significant impacts from **localized criteria pollutant emissions**;
- Less than significant impacts from **regional criteria pollutant emissions**;
- Less than significant impacts from **GHG emissions**; and
- Less than significant impacts from **noise**.

APPENDIX A - FIGURES

Figure 1 – Site Location Map
Figure 2 – Construction Site Plan





OVERALL SITE PLAN 3/32" = 1'-0"		3
<div>1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.</div> <div>2. DO NOT SCALE FROM DRAWINGS.</div> <div>3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.</div> <div>4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.</div> <div>5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.</div> <div>6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.</div> <div>7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)</div> <div>8. PROVIDE 8'-12" EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FACETS SHALL BE C.I.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY REDCIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.</div> <div>9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.</div> <div>10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.</div> <div>11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.</div> <div>12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.</div> <div>13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.</div>		8
<div><div><div><div></div></div><div>MASONRY WALL</div></div><div><div><div></div></div><div>CONCRETE WALL</div></div><div><div><div></div></div><div>EXTERIOR PAVING</div></div><div><div><div></div></div><div>PROPERTY LINE</div></div><div><div><div></div></div><div>SETBACK</div></div><div><div><div></div></div><div>EASEMENT</div></div><div><div><div></div></div><div>EDGE OF AVERAGE EXISTING GRADE</div></div><div><div><div></div></div><div>FENCE</div></div><div><div><div></div></div><div>GAS BIB</div></div><div><div><div></div></div><div>HOSE BIB</div></div></div> <div>LEGEND - SITE PLAN NO SCALE</div>		4

APPENDIX B - CALEEMOD OUTPUT

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**7864-7900 W. Granito Drive
Los Angeles-South Coast County, Summer****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	1.00	Dwelling Unit	0.62	13,755.00	3

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Note: CalEEMod used for construction emissions only. Operational emissions were redacted to avoid confusion.

Project Characteristics -

Land Use - Lot acreage and building square footage from Applicant

Construction Phase - Schedule estimated based on expected construction start and end per Applicant.

Off-road Equipment - Estimated based on Project specifications

Off-road Equipment - Estimated based on Project specifications

Grading - Material export from applicant. Site prep total grading = size of site. Grading phase total grading assumed based on 0.2 acres/day * 200 days

Off-road Equipment - Estimated based on Project specifications

Off-road Equipment - Estimated based on Project specifications

Off-road Equipment -

Trips and VMT - Estimated per project specifications (except haul trucks which are based on the amount of material export required).

Architectural Coating - Residential interior per applicant. Exterior based on caleemod default.

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Residential_Interior	27,854.00	13,755.00
tblConstructionPhase	NumDays	5.00	30.00
tblConstructionPhase	NumDays	100.00	350.00
tblConstructionPhase	NumDays	2.00	200.00
tblConstructionPhase	NumDays	5.00	45.00
tblConstructionPhase	NumDays	1.00	20.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	10/5/2022	5/22/2024
tblConstructionPhase	PhaseEndDate	9/21/2022	2/24/2024
tblConstructionPhase	PhaseEndDate	5/4/2022	1/12/2023
tblConstructionPhase	PhaseEndDate	9/28/2022	4/17/2024
tblConstructionPhase	PhaseEndDate	5/2/2022	5/24/2022
tblConstructionPhase	PhaseStartDate	9/29/2022	4/18/2024
tblConstructionPhase	PhaseStartDate	5/5/2022	1/13/2023
tblConstructionPhase	PhaseStartDate	5/3/2022	5/25/2022
tblConstructionPhase	PhaseStartDate	9/22/2022	2/25/2024
tblGrading	AcresOfGrading	0.00	40.00
tblGrading	AcresOfGrading	0.00	0.62
tblGrading	MaterialExported	0.00	3,207.00
tblLandUse	LandUseSquareFeet	1,800.00	13,755.00
tblLandUse	LotAcreage	0.32	0.62
tblOffRoadEquipment	LoadFactor	0.29	0.29
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Cranes

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblTripsAndVMT	HaulingTripNumber	317.00	401.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	WorkerTripNumber	3.00	10.00
tblTripsAndVMT	WorkerTripNumber	10.00	20.00
tblTripsAndVMT	WorkerTripNumber	0.00	20.00
tblTripsAndVMT	WorkerTripNumber	13.00	10.00
tblTripsAndVMT	WorkerTripNumber	0.00	10.00

2.0 Emissions Summary

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	0.8780	8.4566	8.2932	0.0185	0.4964	0.3610	0.8573	0.0992	0.3336	0.4328	0.0000	1,809.577 3	1,809.577 3	0.4496	0.0388	1,832.376 5
2023	0.9631	7.8351	8.8235	0.0183	0.4964	0.3549	0.8183	0.0992	0.3412	0.4153	0.0000	1,791.565 3	1,791.565 3	0.4488	0.0366	1,813.691 2
2024	1.9927	7.3503	8.7120	0.0177	0.2748	0.3105	0.5853	0.0741	0.2983	0.3724	0.0000	1,684.127 9	1,684.127 9	0.2185	0.0270	1,697.638 9
Maximum	1.9927	8.4566	8.8235	0.0185	0.4964	0.3610	0.8573	0.0992	0.3412	0.4328	0.0000	1,809.577 3	1,809.577 3	0.4496	0.0388	1,832.376 5

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	0.8780	8.4566	8.2932	0.0185	0.4964	0.3610	0.8573	0.0992	0.3336	0.4328	0.0000	1,809.577 3	1,809.577 3	0.4496	0.0388	1,832.376 5
2023	0.9631	7.8351	8.8235	0.0183	0.4964	0.3549	0.8183	0.0992	0.3412	0.4153	0.0000	1,791.565 3	1,791.565 3	0.4488	0.0366	1,813.691 2
2024	1.9927	7.3503	8.7120	0.0177	0.2748	0.3105	0.5853	0.0741	0.2983	0.3724	0.0000	1,684.127 9	1,684.127 9	0.2185	0.0270	1,697.638 9
Maximum	1.9927	8.4566	8.8235	0.0185	0.4964	0.3610	0.8573	0.0992	0.3412	0.4328	0.0000	1,809.577 3	1,809.577 3	0.4496	0.0388	1,832.376 5

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

[illegible]

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/1/2022	5/24/2022	6	20	
2	Grading	Grading	5/25/2022	1/12/2023	6	200	
3	Building Construction	Building Construction	1/13/2023	2/24/2024	6	350	
4	Paving	Paving	2/25/2024	4/17/2024	6	45	
5	Architectural Coating	Architectural Coating	4/18/2024	5/22/2024	6	30	

Acres of Grading (Site Preparation Phase): 0.62**Acres of Grading (Grading Phase): 40****Acres of Paving: 0****Residential Indoor: 13,755; Residential Outdoor: 9,285; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Grading	Cranes	1	8.00	231	0.29
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Grading	Graders	0	0.00	187	0.41

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Site Preparation	Graders	0	0.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	0	0.00	80	0.38
Grading	Dumpers/Tenders	1	8.00	16	0.38
Grading	Rubber Tired Dozers	0	0.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	1	10.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	20.00	4.00	401.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	20.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	10.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Site Preparation - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0329	0.0000	0.0329	3.5500e-003	0.0000	3.5500e-003			0.0000			0.0000
Off-Road	0.1647	1.6756	2.2379	3.1100e-003		0.0901	0.0901		0.0829	0.0829		301.2390	301.2390	0.0974		303.6746
Total	0.1647	1.6756	2.2379	3.1100e-003	0.0329	0.0901	0.1230	3.5500e-003	0.0829	0.0865		301.2390	301.2390	0.0974		303.6746

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.9400e-003	0.0980	0.0336	3.9000e-004	0.0128	9.3000e-004	0.0137	3.6900e-003	8.9000e-004	4.5800e-003		42.0923	42.0923	1.4100e-003	6.0700e-003	43.9350
Worker	0.0346	0.0253	0.3936	1.0200e-003	0.1118	7.2000e-004	0.1125	0.0296	6.6000e-004	0.0303		103.3442	103.3442	2.8200e-003	2.5000e-003	104.1603
Total	0.0385	0.1232	0.4272	1.4100e-003	0.1246	1.6500e-003	0.1262	0.0333	1.5500e-003	0.0349		145.4365	145.4365	4.2300e-003	8.5700e-003	148.0953

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Site Preparation - 2022****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0329	0.0000	0.0329	3.5500e-003	0.0000	3.5500e-003			0.0000			0.0000
Off-Road	0.1647	1.6756	2.2379	3.1100e-003		0.0901	0.0901		0.0829	0.0829	0.0000	301.2390	301.2390	0.0974		303.6746
Total	0.1647	1.6756	2.2379	3.1100e-003	0.0329	0.0901	0.1230	3.5500e-003	0.0829	0.0865	0.0000	301.2390	301.2390	0.0974		303.6746

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.9400e-003	0.0980	0.0336	3.9000e-004	0.0128	9.3000e-004	0.0137	3.6900e-003	8.9000e-004	4.5800e-003		42.0923	42.0923	1.4100e-003	6.0700e-003	43.9350
Worker	0.0346	0.0253	0.3936	1.0200e-003	0.1118	7.2000e-004	0.1125	0.0296	6.6000e-004	0.0303		103.3442	103.3442	2.8200e-003	2.5000e-003	104.1603
Total	0.0385	0.1232	0.4272	1.4100e-003	0.1246	1.6500e-003	0.1262	0.0333	1.5500e-003	0.0349		145.4365	145.4365	4.2300e-003	8.5700e-003	148.0953

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Grading - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2121	0.0000	0.2121	0.0229	0.0000	0.0229			0.0000			0.0000
Off-Road	0.7915	7.8734	7.3604	0.0144		0.3552	0.3552		0.3281	0.3281		1,382.208 8	1,382.208 8	0.4339		1,393.055 5
Total	0.7915	7.8734	7.3604	0.0144	0.2121	0.3552	0.5673	0.0229	0.3281	0.3510		1,382.208 8	1,382.208 8	0.4339		1,393.055 5

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	9.3400e-003	0.3367	0.0785	1.2500e-003	0.0351	2.5000e-003	0.0376	9.6200e-003	2.3900e-003	0.0120		136.4955	136.4955	7.2500e-003	0.0217	143.1305
Vendor	7.8700e-003	0.1959	0.0672	7.8000e-004	0.0256	1.8700e-003	0.0275	7.3800e-003	1.7900e-003	9.1600e-003		84.1846	84.1846	2.8100e-003	0.0121	87.8701
Worker	0.0692	0.0505	0.7872	2.0400e-003	0.2236	1.4300e-003	0.2250	0.0593	1.3200e-003	0.0606		206.6884	206.6884	5.6300e-003	5.0000e-003	208.3205
Total	0.0864	0.5832	0.9329	4.0700e-003	0.2843	5.8000e-003	0.2901	0.0763	5.5000e-003	0.0818		427.3685	427.3685	0.0157	0.0388	439.3211

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Grading - 2022****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2121	0.0000	0.2121	0.0229	0.0000	0.0229			0.0000			0.0000
Off-Road	0.7915	7.8734	7.3604	0.0144		0.3552	0.3552		0.3281	0.3281	0.0000	1,382.208 8	1,382.208 8	0.4339		1,393.055 5
Total	0.7915	7.8734	7.3604	0.0144	0.2121	0.3552	0.5673	0.0229	0.3281	0.3510	0.0000	1,382.208 8	1,382.208 8	0.4339		1,393.055 5

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	9.3400e-003	0.3367	0.0785	1.2500e-003	0.0351	2.5000e-003	0.0376	9.6200e-003	2.3900e-003	0.0120		136.4955	136.4955	7.2500e-003	0.0217	143.1305
Vendor	7.8700e-003	0.1959	0.0672	7.8000e-004	0.0256	1.8700e-003	0.0275	7.3800e-003	1.7900e-003	9.1600e-003		84.1846	84.1846	2.8100e-003	0.0121	87.8701
Worker	0.0692	0.0505	0.7872	2.0400e-003	0.2236	1.4300e-003	0.2250	0.0593	1.3200e-003	0.0606		206.6884	206.6884	5.6300e-003	5.0000e-003	208.3205
Total	0.0864	0.5832	0.9329	4.0700e-003	0.2843	5.8000e-003	0.2901	0.0763	5.5000e-003	0.0818		427.3685	427.3685	0.0157	0.0388	439.3211

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Grading - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2121	0.0000	0.2121	0.0229	0.0000	0.0229			0.0000			0.0000
Off-Road	0.7446	7.1551	7.2997	0.0144		0.3182	0.3182		0.2941	0.2941		1,382.583 9	1,382.583 9	0.4340		1,393.433 6
Total	0.7446	7.1551	7.2997	0.0144	0.2121	0.3182	0.5303	0.0229	0.2941	0.3170		1,382.583 9	1,382.583 9	0.4340		1,393.433 6

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.3500e-003	0.2616	0.0698	1.1700e-003	0.0351	1.6500e-003	0.0368	9.6200e-003	1.5800e-003	0.0112		128.8534	128.8534	7.1000e-003	0.0205	135.1285
Vendor	4.6100e-003	0.1535	0.0595	7.4000e-004	0.0256	7.7000e-004	0.0264	7.3800e-003	7.4000e-004	8.1200e-003		80.1130	80.1130	2.6800e-003	0.0115	83.6124
Worker	0.0640	0.0446	0.7228	1.9800e-003	0.2236	1.3400e-003	0.2249	0.0593	1.2400e-003	0.0605		200.0151	200.0151	5.0400e-003	4.6200e-003	201.5167
Total	0.0730	0.4598	0.8521	3.8900e-003	0.2843	3.7600e-003	0.2880	0.0763	3.5600e-003	0.0799		408.9814	408.9814	0.0148	0.0366	420.2576

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Grading - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2121	0.0000	0.2121	0.0229	0.0000	0.0229			0.0000			0.0000
Off-Road	0.7446	7.1551	7.2997	0.0144		0.3182	0.3182		0.2941	0.2941	0.0000	1,382.583 9	1,382.583 9	0.4340		1,393.433 6
Total	0.7446	7.1551	7.2997	0.0144	0.2121	0.3182	0.5303	0.0229	0.2941	0.3170	0.0000	1,382.583 9	1,382.583 9	0.4340		1,393.433 6

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.3500e-003	0.2616	0.0698	1.1700e-003	0.0351	1.6500e-003	0.0368	9.6200e-003	1.5800e-003	0.0112		128.8534	128.8534	7.1000e-003	0.0205	135.1285
Vendor	4.6100e-003	0.1535	0.0595	7.4000e-004	0.0256	7.7000e-004	0.0264	7.3800e-003	7.4000e-004	8.1200e-003		80.1130	80.1130	2.6800e-003	0.0115	83.6124
Worker	0.0640	0.0446	0.7228	1.9800e-003	0.2236	1.3400e-003	0.2249	0.0593	1.2400e-003	0.0605		200.0151	200.0151	5.0400e-003	4.6200e-003	201.5167
Total	0.0730	0.4598	0.8521	3.8900e-003	0.2843	3.7600e-003	0.2880	0.0763	3.5600e-003	0.0799		408.9814	408.9814	0.0148	0.0366	420.2576

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Building Construction - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8899	7.4834	7.9817	0.0143		0.3520	0.3520		0.3385	0.3385		1,331.968 2	1,331.968 2	0.2122		1,337.273 8
Total	0.8899	7.4834	7.9817	0.0143		0.3520	0.3520		0.3385	0.3385		1,331.968 2	1,331.968 2	0.2122		1,337.273 8

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.2100e-003	0.3071	0.1190	1.4900e-003	0.0512	1.5400e-003	0.0528	0.0148	1.4800e-003	0.0162		160.2260	160.2260	5.3700e-003	0.0230	167.2249
Worker	0.0640	0.0446	0.7228	1.9800e-003	0.2236	1.3400e-003	0.2249	0.0593	1.2400e-003	0.0605		200.0151	200.0151	5.0400e-003	4.6200e-003	201.5167
Total	0.0732	0.3517	0.8418	3.4700e-003	0.2748	2.8800e-003	0.2777	0.0740	2.7200e-003	0.0768		360.2411	360.2411	0.0104	0.0277	368.7416

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Building Construction - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8899	7.4834	7.9817	0.0143		0.3520	0.3520		0.3385	0.3385	0.0000	1,331.968 2	1,331.968 2	0.2122		1,337.273 8
Total	0.8899	7.4834	7.9817	0.0143		0.3520	0.3520		0.3385	0.3385	0.0000	1,331.968 2	1,331.968 2	0.2122		1,337.273 8

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.2100e-003	0.3071	0.1190	1.4900e-003	0.0512	1.5400e-003	0.0528	0.0148	1.4800e-003	0.0162		160.2260	160.2260	5.3700e-003	0.0230	167.2249
Worker	0.0640	0.0446	0.7228	1.9800e-003	0.2236	1.3400e-003	0.2249	0.0593	1.2400e-003	0.0605		200.0151	200.0151	5.0400e-003	4.6200e-003	201.5167
Total	0.0732	0.3517	0.8418	3.4700e-003	0.2748	2.8800e-003	0.2777	0.0740	2.7200e-003	0.0768		360.2411	360.2411	0.0104	0.0277	368.7416

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Building Construction - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8281	7.0027	7.9239	0.0143		0.3076	0.3076		0.2957	0.2957		1,331.962 2	1,331.962 2	0.2086		1,337.176 4
Total	0.8281	7.0027	7.9239	0.0143		0.3076	0.3076		0.2957	0.2957		1,331.962 2	1,331.962 2	0.2086		1,337.176 4

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.9300e-003	0.3077	0.1164	1.4700e-003	0.0512	1.5500e-003	0.0528	0.0148	1.4900e-003	0.0162		157.8197	157.8197	5.3900e-003	0.0227	164.7232
Worker	0.0596	0.0398	0.6717	1.9200e-003	0.2236	1.2900e-003	0.2248	0.0593	1.1900e-003	0.0605		194.3460	194.3460	4.5600e-003	4.2900e-003	195.7393
Total	0.0686	0.3475	0.7881	3.3900e-003	0.2748	2.8400e-003	0.2776	0.0741	2.6800e-003	0.0767		352.1657	352.1657	9.9500e-003	0.0270	360.4625

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Building Construction - 2024****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8281	7.0027	7.9239	0.0143		0.3076	0.3076		0.2957	0.2957	0.0000	1,331.962 2	1,331.962 2	0.2086		1,337.176 4
Total	0.8281	7.0027	7.9239	0.0143		0.3076	0.3076		0.2957	0.2957	0.0000	1,331.962 2	1,331.962 2	0.2086		1,337.176 4

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.9300e-003	0.3077	0.1164	1.4700e-003	0.0512	1.5500e-003	0.0528	0.0148	1.4900e-003	0.0162		157.8197	157.8197	5.3900e-003	0.0227	164.7232
Worker	0.0596	0.0398	0.6717	1.9200e-003	0.2236	1.2900e-003	0.2248	0.0593	1.1900e-003	0.0605		194.3460	194.3460	4.5600e-003	4.2900e-003	195.7393
Total	0.0686	0.3475	0.7881	3.3900e-003	0.2748	2.8400e-003	0.2776	0.0741	2.6800e-003	0.0767		352.1657	352.1657	9.9500e-003	0.0270	360.4625

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Paving - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3369	2.6287	3.4564	6.2500e-003		0.1141	0.1141		0.1084	0.1084		549.8159	549.8159	0.1445		553.4294
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.3369	2.6287	3.4564	6.2500e-003		0.1141	0.1141		0.1084	0.1084		549.8159	549.8159	0.1445		553.4294

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4600e-003	0.1539	0.0582	7.3000e-004	0.0256	7.8000e-004	0.0264	7.3800e-003	7.4000e-004	8.1200e-003		78.9098	78.9098	2.6900e-003	0.0114	82.3616
Worker	0.0298	0.0199	0.3358	9.6000e-004	0.1118	6.4000e-004	0.1124	0.0296	5.9000e-004	0.0302		97.1730	97.1730	2.2800e-003	2.1500e-003	97.8697
Total	0.0343	0.1738	0.3940	1.6900e-003	0.1374	1.4200e-003	0.1388	0.0370	1.3300e-003	0.0384		176.0829	176.0829	4.9700e-003	0.0135	180.2313

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Paving - 2024****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3369	2.6287	3.4564	6.2500e-003		0.1141	0.1141		0.1084	0.1084	0.0000	549.8159	549.8159	0.1445		553.4294
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.3369	2.6287	3.4564	6.2500e-003		0.1141	0.1141		0.1084	0.1084	0.0000	549.8159	549.8159	0.1445		553.4294

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4600e-003	0.1539	0.0582	7.3000e-004	0.0256	7.8000e-004	0.0264	7.3800e-003	7.4000e-004	8.1200e-003		78.9098	78.9098	2.6900e-003	0.0114	82.3616
Worker	0.0298	0.0199	0.3358	9.6000e-004	0.1118	6.4000e-004	0.1124	0.0296	5.9000e-004	0.0302		97.1730	97.1730	2.2800e-003	2.1500e-003	97.8697
Total	0.0343	0.1738	0.3940	1.6900e-003	0.1374	1.4200e-003	0.1388	0.0370	1.3300e-003	0.0384		176.0829	176.0829	4.9700e-003	0.0135	180.2313

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Architectural Coating - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.7798					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	1.9606	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2300e-003	0.0769	0.0291	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		39.4549	39.4549	1.3500e-003	5.6800e-003	41.1808
Worker	0.0298	0.0199	0.3358	9.6000e-004	0.1118	6.4000e-004	0.1124	0.0296	5.9000e-004	0.0302		97.1730	97.1730	2.2800e-003	2.1500e-003	97.8697
Total	0.0321	0.0968	0.3649	1.3300e-003	0.1246	1.0300e-003	0.1256	0.0333	9.6000e-004	0.0343		136.6279	136.6279	3.6300e-003	7.8300e-003	139.0505

7864-7900 W. Granito Drive - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Architectural Coating - 2024****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.7798					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	1.9606	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2300e-003	0.0769	0.0291	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		39.4549	39.4549	1.3500e-003	5.6800e-003	41.1808
Worker	0.0298	0.0199	0.3358	9.6000e-004	0.1118	6.4000e-004	0.1124	0.0296	5.9000e-004	0.0302		97.1730	97.1730	2.2800e-003	2.1500e-003	97.8697
Total	0.0321	0.0968	0.3649	1.3300e-003	0.1246	1.0300e-003	0.1256	0.0333	9.6000e-004	0.0343		136.6279	136.6279	3.6300e-003	7.8300e-003	139.0505

APPENDIX C –CONSTRUCTION NOISE DATA

CONSTRUCTION EQUIPMENT NOISE DATA - dBA

Construction Phase	Equipment List	L _{max} @ 50-feet ^A	Usage Factor (%) ^B	L _{eq} @ 50-feet ^C	Noise Control ^D	L _{eq} @ 50-feet
Site Preparation	Tractors/Loaders/Backhoes	79	40	75	-5	70
Grading	Dumpers/Tenders	76	40	72	-5	67
	Cranes	81	16	73	-5	68
	Tractors/Loaders/Backhoes	79	40	75	-5	70
	Excavators	81	40	77	-5	72
	Cranes	81	16	73	-5	68
Building Construction	Forklifts	75	20	68	-5	63
	Generators	81	50	78	-5	73
	Welders	74	40	70	0	70
	Cement & Mortar Mixers	79	40	75	0	75
Paving	Pavers	77	50	74	-5	69
Architectural Coating	Air Compressor	78	40	74	-5	69

Footnotes:

A - Maximum (L_{max}) equipment noise levels are the "actual measured Lmax" from the FHWA's *Roadway Construction Noise Model* reference document (see Appendix D).

B - Usage factor (UF) is "percentage of time during the work period that the equipment is operating under full load or near full power."

The UF's presented above are the default factors (%) taken from the FHWA's *Roadway Construction Noise Model*.

C - Per the FHWA, the $L_{eq} = L_{max} + 10 \cdot \log(UF\%/100)$.

D - Analysis assumes equipment includes noise controls. Noise controls include mufflers, silencers, enclosures, etc.

The EPA's *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances* (excerpt attached)

indicates that these type of controls reduce noise levels by 5 to 10 dBA. Conservatively, this analysis assumes only 5 dBA reduction from noise controls.

APPENDIX D - NOISE REGULATORY REFERENCES

TABLE V. NOISE CONTROL FOR CONSTRUCTION EQUIPMENT

<u>Source</u>	<u>Control Techniques</u>	<u>Probable Noise Reduction in dB(A)*</u>
Engine		
exhaust	improved muffler	10
casing	improved design of block	2
	enclosure	10
fan (cooling)	redesign	5
	silencers, ducts and mufflers	5
intake	silencers	5
Transmission	redesign, new materials	7
	enclosure	7
Hydraulics	redesign, new materials	7
	enclosure	10
Exhaust		
(pneumatic)	muffler	5-10
Tool-Work		
interaction	enclosure	7-20
	change in principle	10-30

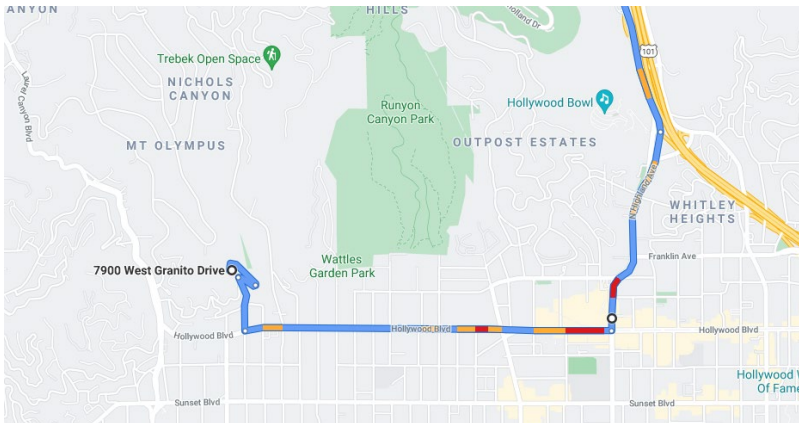
*Note that noise reductions are not additive. Incremental reductions can be realized only by simultaneous quieting of all sources of equal strength.

Table 1. CA/T equipment noise emissions and acoustical usage factors database.

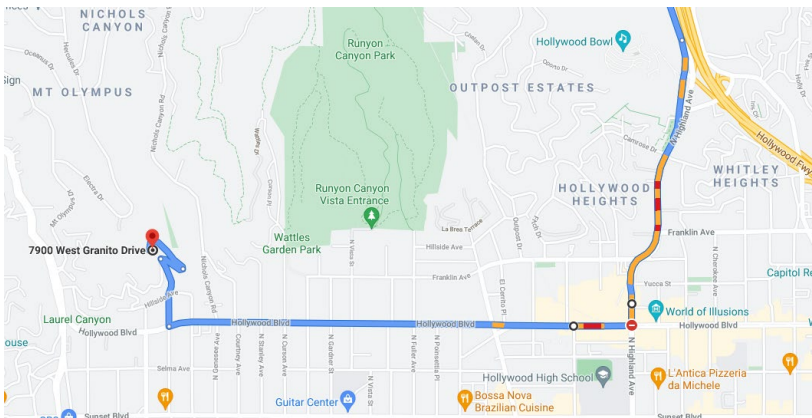
CA/T Noise Emission Reference Levels and Usage Factors					
filename: EQUIPLST.xls					
revised: 7/26/05					
	Impact	Acoustical Use Factor	Spec 721.560 Lmax @ 50ft	Actual Measured Lmax @ 50ft	No. of Actual Data Samples
Equipment Description	Device ?	(%)	(dBA, slow)	(dBA, slow)	(Count)
				(samples averaged)	
All Other Equipment > 5 HP	No	50	85	-- N/A --	0
Auger Drill Rig	No	20	85	84	36
Backhoe	No	40	80	78	372
Bar Bender	No	20	80	-- N/A --	0
Blasting	Yes	-- N/A --	94	-- N/A --	0
Boring Jack Power Unit	No	50	80	83	1
Chain Saw	No	20	85	84	46
Clam Shovel (dropping)	Yes	20	93	87	4
Compactor (ground)	No	20	80	83	57
Compressor (air)	No	40	80	78	18
Concrete Batch Plant	No	15	83	-- N/A --	0
Concrete Mixer Truck	No	40	85	79	40
Concrete Pump Truck	No	20	82	81	30
Concrete Saw	No	20	90	90	55
Crane	No	16	85	81	405
Dozer	No	40	85	82	55
Drill Rig Truck	No	20	84	79	22
Drum Mixer	No	50	80	80	1
Dump Truck	No	40	84	76	31
Excavator	No	40	85	81	170
Flat Bed Truck	No	40	84	74	4
Front End Loader	No	40	80	79	96
Generator	No	50	82	81	19
Generator (<25KVA, VMS signs)	No	50	70	73	74
Gradall	No	40	85	83	70
Grader	No	40	85	-- N/A --	0
Grapple (on backhoe)	No	40	85	87	1
Horizontal Boring Hydr. Jack	No	25	80	82	6
Hydra Break Ram	Yes	10	90	-- N/A --	0
Impact Pile Driver	Yes	20	95	101	11
Jackhammer	Yes	20	85	89	133
Man Lift	No	20	85	75	23
Mounted Impact Hammer (hoe ram)	Yes	20	90	90	212
Pavement Scarafier	No	20	85	90	2
Paver	No	50	85	77	9
Pickup Truck	No	40	55	75	1
Pneumatic Tools	No	50	85	85	90
Pumps	No	50	77	81	17
Refrigerator Unit	No	100	82	73	3
Rivit Buster/chipping gun	Yes	20	85	79	19
Rock Drill	No	20	85	81	3
Roller	No	20	85	80	16
Sand Blasting (Single Nozzle)	No	20	85	96	9
Scraper	No	40	85	84	12
Shears (on backhoe)	No	40	85	96	5
Slurry Plant	No	100	78	78	1
Slurry Trenching Machine	No	50	82	80	75
Soil Mix Drill Rig	No	50	80	-- N/A --	0
Tractor	No	40	84	-- N/A --	0
Vacuum Excavator (Vac-truck)	No	40	85	85	149
Vacuum Street Sweeper	No	10	80	82	19
Ventilation Fan	No	100	85	79	13
Vibrating Hopper	No	50	85	87	1
Vibratory Concrete Mixer	No	20	80	80	1
Vibratory Pile Driver	No	20	95	101	44
Warning Horn	No	5	85	83	12
Welder / Torch	No	40	73	74	5

HAUL ROUTE MAP

7870-7900 W Granito Drive, LA, CA 90046



- Loaded Trucks:
 - Granito Drive, continue to Fareholm Dr, Left onto Orange Grove Ave, Left onto Hollywood Blvd, Left onto Highland Ave, Right onto Odin St, Left onto N Cahuenga Blvd, continue onto 101 N Fwy, exit 12 A for Lankershim Blvd, Right onto Lankershim Blvd, continue onto Cahuenga Blvd, Right onto 134 E Fwy, exit 11 to N Figueroa St, Right onto Figueroa St, continue onto Scholl Canyon Rd, to Scholl Canyon Landfill



- Unloaded Trucks:
 - Scholl Canyon Landfill, continue onto Scholl Canyon Rd, Left onto 134 E Fwy, exit 1D for Cahuenga Blvd, Left onto Cahuenga Blvd, continue onto Lankershim Blvd, Right onto Ventura Blvd, Right onto 101 N Fwy, exit 9C for Highland Ave/Hollywood Bowl, continue onto Cahuenga Blvd, continue onto Highland Ave, Right onto Hollywood Blvd, Right onto Orange Grove Ave, Right onto Farehold Dr, continue onto Granito Dr to the project site

Haul Route (500 Feet)

LEGEND

Points - Map Notes

- ★ Confidential
- ★ Closed
- ★ Open
- ★ Not Assigned

Lines - Map Notes

- Confidential
- Closed
- Open
- Not Assigned

Polygons - Map Notes

- Confidential
- Closed
- Open
- Not Assigned

Haul Routes Job Sites

- Issued
- Pending

Empty Truck Haul Routes

-
-

Streets

- Multiple Symbols

Easements

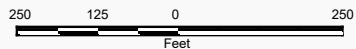
- Private Street
- Original Lot & Deed in Street
- Governmental (Except L.A. City)
- City of Los Angeles
- Former City Bnd/County/Other City
- Tract Line in Street & Freeway

Landbase Lines / Parcel Outline

- All Others
- Right-of-way Sideline
- Tract Line
- Lot Line
- Lot Cut
- Freeway Road Way

Parcels

-



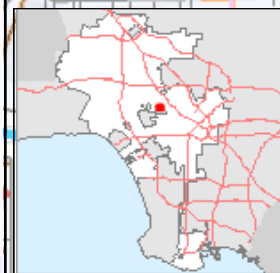
This map is a user generated static output from an Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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Eric Garcetti
Mayor



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community