MONTEBELLO PLANNING COMMISSION
MEETING AGENDA

TUESDAY, MARCH 15, 2022 AT 6:30 P.M.

CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CA 90640

PLANNING COMMISSION MEMBERS

ALEXANDRA BRISENO, CHAIRPERSON
MARLENE RAMIREZ, VICE CHAIR
NATALIA LOMELI, PLANNING COMMISSIONER
VICTOR CUEVAS, PLANNING COMMISSIONER
BERJ ALIKSANIAN, PLANNING COMMISSIONER

CITY STAFF

JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
MONICA MERCADO-RODRIGUEZ, PLANNING MANAGER
CHRIS CARDINALE, CITY ATTORNEY
SAMANTHA NEVAREZ, ADMINISTRATIVE SECRETARY

NOTICES

COVID-19 NOTICE: Pursuant to Assembly Bill (SB) 361, Planning Commissioners may attend Planning Commission meetings via teleconferencing and make public meetings accessible telephonically or electronically to all members of the public seeking to observe and address the Planning Commission. **To ensure the health and safety of the public during the local, state, and federally declared COVID-19 Emergency, City Hall Council Chambers will be closed to the public and all *real time* public participation, pursuant to AB 361, will continue to occur in writing, telephonically and/or in person until further notice.** Consistent with the Executive Order, the Planning Commission meeting will be live streamed and can be watched on the City's website at: https://www.cityofmontebello.com/government/live-streaming.html, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact Samantha Nevarez at (323) 887- 1200 Ext: 493 Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact us 24 hours before this meeting.

STATEMENT OF PUBLIC COMMENTS AND PARTICIPATION: Members of the public may address the Commission on any items listed on the Agenda. Anyone wishing to address the Commission on an item not listed on the Agenda (Non-Agenda Items) that is within subject matter jurisdiction may do so during the "Public Comments" period. State Law prohibits the Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. In order to conduct a timely meeting, the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. "Public Comments" may be limited to 30-minutes. Please show courtesy to others and direct all of your comments to the Commission.

For those interested in making public comments, you may call up until the day of the meeting **prior to the start of the Public Comments period**, **Tuesday, March 15, 2022 at (323) 887-1200 Ext: 494.** Staff will complete the speaker cards and the public will be called during the Commission meeting. The City has also created an email address, pcpubliccomment@cityofmontebello.com, where the public can submit public comments up until the day of the meeting, prior to the start of the Public Comments period. A summary of the comments will be read aloud and submitted for the record. As part of the City's security measures, those members of the public wishing to merely observe the meeting will not have an opportunity to speak unless they have contacted City staff, as indicated above, stating they wish to comment during the meeting.

AGENDA MATERIALS: The agenda and agenda packet related to items on this agenda are available for public inspection at City's website at: https://www.cityofmontebello.com/government/commission.html. The agenda cover sheets may also be emailed upon request.

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA – PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC COMMENTS

Speakers wishing to address the Planning Commission on an item that is not on the agenda will be called upon in the order that their speaker card was received. Those persons not accommodated during this period will have an opportunity to speak under "Oral Communications – Continued" after all scheduled matters have been discussed.

Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commissioner Chair.

MINUTES

1. APPROVAL OF MINUTES – FEBRUARY 1, 2022 & MARCH 1, 2022

RECOMMENDATION: Approve said minutes as written.

PUBLIC HEARING(S)

2. CONDITIONAL USE PERMIT AND PLANNED SIGN PROGRAM (CASE NO. PC-2022-0008-CUP-PSP/ENV-09-22-MND) TO ALLOW THE GOLF COURSE DRIVING RANGE RELOCATION PROJECT AT THE EXISTING MONTEBELLO GOLF COURSE (988 VIA SAN CLEMENTE, MONTEBELLO, CALIFORNIA 90640) FOR TOPGOLF USA MB, LLC

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

A. ADOPT and APPROVE a Mitigated Negative Declaration ("MND") that was prepared and circulated for public review in accordance with the California Environmental Quality Act ("CEQA"), and DETERMINE and FIND that approval of the applications and implementation of the Project will not result in substantial changes and/or cause significant effects to the environment as described in Section 15073 of the CEQA Guidelines, nor result in any new or increase in the significance of environmental effects beyond those identified in the previously circulated Initial Study-Mitigated Negative Declaration ("IS-MND") (Case No. ENV No. 09-22-MND) (see Attachment B); and

B. APPROVING (1) a Conditional Use Permit with conditions, to allow: (a) relocation of the existing driving range and the construction and operation of a technologically advanced multi-faceted enhanced golf driving range complex with related entertainment amenities such as restaurant bar areas, event space, and gathering areas; and (b) allow the on-site sale of beer, wine, and distilled spirits (Type 47) in the facility; and (2) a Planned Sign Program ("PSP") (Case No. PC-2022-0008-CUP-PSP establishing rules and regulations for permanent signage associated with the Project.

STAFF COMMUNICATIONS

3. UPDATE REGARDING TWIN PALMS PROJECT (CASE NO. PC-2021-0008-PD-PMP-SPR); PROJECT SITE A (116, 128, AND 136 N. POPLAR AVE) AND PROJECT SITE B (129-133 N. POPLAR AVE)

Staff will provide clarity on the action taken by the Planning Commission to approve the resolution recommending approval of the project by a vote of 2-1-1 and explain that no further action by the Commission is necessary.

PLANNING COMMISSIONER ORALS

1. **Chair, Alexandra Briseno**
   a. Assembly Bill 2339
2. **Vice-Chair, Marlene Ramirez**
3. **Commissioner, Berj Aliksanian**
4. **Commissioner, Victor Cuevas**
5. **Commissioner, Natalia Lomeli**

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on Tuesday, April 5, 2022 at 6:30 p.m.

I, Samantha Nevarez, Administrative Secretary for the City of Montebello Planning and Community Development department hereby certify that a copy of this agenda has been posted on or before Thursday, March 10, 2022 at 5:30 p.m.

Samantha Nevarez

Samantha Nevarez, Administrative Secretary

CITY OF MONTEBELLO

PLANNING COMMISSION
MEETING AGENDA

M I N U T E S

TUESDAY, FEBRUARY 1, 2022 AT 6:30 P.M.

VIA ZOOM

CALL TO ORDER – Chair Briseno called the meeting to order at 6:34 p.m.

ROLL CALL – Members present were Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian, Commissioner Cuevas, and Commissioner Lomeli.

STAFF PRESENT – Director of Planning and Community Development Joseph Palombi, Planning Manager Monica Mercado-Rodriguez, Planning Commission Legal Counsel Gloria Ramirez, Assistant Planners Michael Donovan and Daniel Ruiz, and Administrative Secretary Samantha Nevarez.

PLEDGE OF ALLEGIANCE – Commissioner Lomeli

CORRECTION TO THE AGENDA – PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR – None

STATEMENT OF PUBLIC ORAL COMMUNICATIONS – None

STAFF COMMUNICATIONS – None

MINUTES

1. **APPROVAL OF MINUTES – JANUARY 18, 2022**

Motion to approve the meeting minutes motioned by Commissioner Lomeli and Seconded by Commissioner Cuevas. Director Palombi took roll and the item was approved 5-0.

PUBLIC HEARING(S)

2. **PLANNED SIGN PROGRAM ("PSP") NO. PC-2022-0002-PSP TO ESTABLISH DESIGN GUIDELINES AND REGULATIONS FOR PERMANENT AND TEMPORARY SIGNAGE FOR THE APPROVED METRO HEIGHTS (FORMERLY KNOWN "MONTEBELLO HILLS SPECIFIC PLAN") PHASE A PLANNING AREAS 1, 2, AND PART OF 3 ("PROJECT SITE") AND NOTICE OF EXEMPTION UNDER CEQA § 15311 (ACCESSORY STRUCTURES).**

The Public Hearing regarding PC-2022-0002-PSP was opened at 6:38 p.m. Assistant Planner, Mr. Daniel Ruiz provided a presentation for the Planned Sign Program to the Planning Commission. Upon Mr. Ruiz's presentation; Jason Certilman of Toll Brothers provided a presentation for Phase A of the Metro Heights at Montebello Hills Project on behalf of the Applicant. Mr. Certilman concluded his presentation and answered questions from the Planning Commissioners. The Public Hearing was closed at 7:15 p.m. Motion to approve PSP No. PC-2022-0002-PSP was motioned by Vice-Chair Ramirez with the added condition to add graffiti removal as a condition of approval. The Motion was seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 5-0. Upon completion of Item No. 2 Commissioner Cuevas requested to leave the meeting at 7:18 p.m. to attend to an urgent matter.

MOTIONED: Vice-Chair Ramirez
SECONDED: Commissioner Lomeli
Approved: 5-0-0-0
Ayes: Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian, Commissioner Cuevas and Commissioner Lomeli
NOES: None
ABSTAIN: None
ABSENT: None

3. **LOT LINE ADJUSTMENT ("LLA") NO. PC-2022-0001-LLA TO ADJUST THE BOUNDARY LINES FOR THE RECREATION CENTER BUILDING LOCATED WITHIN PHASE A (PLANNING AREA 3) OF THE APPROVED METRO HEIGHTS DEVELOPMENT ("PROJECT SITE") AND NOTICE OF EXEMPTION UNDER CEQA § 15182(C) (RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS).**

The Public Hearing regarding PC-2022-0001-LLA was opened at 7:17 p.m. Assistant Planner, Mr. Daniel Ruiz provided a presentation for the Lot Line Adjustment to the Planning Commission. Upon Mr. Ruiz's presentation, Scott Wilson on behalf Toll Brothers provided a brief presentation and the Public Hearing was closed at 7:30 p.m. Motion to approve Lot Line Adjustment No. PC-2022-0001-LLA was motioned by Vice-Chair Ramirez and Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Vice-Chair Ramirez
SECONDED: Commissioner Lomeli
Approved: 4-0-0-0
Ayes: Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian and Commissioner Lomeli
NOES: None
ABSTAIN: None
ABSENT: Commissioner Cuevas

4. **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT NO. 07-20 ("CUP 07-20") for the sale of a full-line of alcohol (Type 47 License – On-sale General Eating Place) within an existing restaurant (701 Bar and Restaurant) located at 620-624 West Whittier Boulevard.**

The item regarding the Compliance Review for CUP No. 07-20 commenced at 7:31 p.m. Assistant Planner, Michael Donovan provided a presentation for the Compliance Review for CUP No. 07-20 to the Planning Commission. Motion to receive and file CUP No. 07-20 motioned by Vice-Chair Ramirez and Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Vice-Chair Ramirez
SECONDED: Commissioner Lomeli
Approved: 4-0-0-0
Ayes: Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian and Commissioner Lomeli
NOES: None
ABSTAIN: None
ABSENT: Commissioner Cuevas

5. **COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT NO. 24-19 ("CUP 24-19") FOR THE SALE OF BEER AND WINE (TYPE 20 – OFF-SALE BEER AND WINE) AT A CONVENIENCE STORE OPERATED BY 7-ELEVEN, INC. AND LOCATED AT 2900 WEST BEVERLY, SUITES A & B.**

The item regarding the Compliance Review for CUP No. 24-19 commenced at 7:38 p.m. Assistant Planner, Michael Donovan provided a presentation for the Compliance Review for CUP No. 24-19 to the Planning Commission. Motion to receive and file CUP No. 24-19 was motioned by Commissioner Aliksanian and Seconded by Vice-Chair Ramirez. Director Palombi took roll and the item was approved 4-0.

MOTIONED: Commissioner Aliksanian
SECONDED: Vice-Chair Ramirez
Approved: 4-0-0-0
Ayes: Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian and Commissioner Lomeli
NOES: None
ABSTAIN: None
ABSENT: Commissioner Cuevas

CONSENT ITEM

6. **CONSIDER A RESOLUTION FINDING THAT THE PROPOSED LEASE BETWEEN THE CITY OF MONTEBELLO AND TOPGOLF USA MB, LLC, TO USE A PORTION OF THE MONTEBELLO GOLF COURSE TO BE CONSISTENT WITH THE MONTEBELLO GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65402**

Before continuing to Item No. 6 City Attorney, Gloria V. Ramirez stated Vice-Chair Ramirez would recuse herself for this item. Director Palombi provided a brief summary on Item No. 6 for the General Plan Conformance Findings for the proposed lease between the City of Montebello and Topgolf USA MB, LLC. Director Palombi answered questions and comments presented by the Commissioners. Upon

presentation of the item, a motion to adopt Resolution No. 02-22 was motioned by Commissioner Aliksanian and Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 2-1.

MOTIONED: Commissioner Aliksanian
SECONDED: Commissioner Lomeli
Approved: 3-0-0-0
Ayes: Chair Briseno, Commissioner Aliksanian and Commissioner Lomeli
NOES: None
ABSTAIN: None
ABSENT: Vice-Chair Ramirez and Commissioner Cuevas

PLANNING COMMISSIONER ORALS

Chair, Alexandra Briseno
Vice Chair, Marlene Ramirez
Commissioner, Berj Aliksanian
Commissioner, Victor Cuevas
Commissioner, Natalia Lomeli

ADJOURNMENT

Meeting adjourned at 8:23 p.m. to the next regularly scheduled Planning Commission meeting on February 15, 2022 at 6:30 p.m.

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Joseph Palombi, Planning Commission Secretary

MONTEBELLO PLANNING COMMISSION
MEETING AGENDA

M I N U T E S

TUESDAY, MARCH 1, 2022 AT 6:30 P.M.

VIA ZOOM

CALL TO ORDER – Chair Briseno called the meeting to order at 6:30 p.m.

ROLL CALL – Members present were Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian and Commissioner Cuevas.

PLEDGE OF ALLEGIANCE – Vice-Chair Ramirez

CORRECTIONS TO THE AGENDA – PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR – None.

PUBLIC COMMENTS

Staff received six (6) speaker cards for Item No. 1; five (5) in favor of the proposed project and one (1) in opposition to the California Environmental Quality Act ("CEQA") review. Staff also received seven (7) written communications; five (5) in favor, one (1) in opposition, and one (1) from the Applicant requesting changes to the Resolution.

STAFF COMMUNICATIONS

PUBLIC HEARING(S)

1. **CASE NO. PC-2021-0008-PD-PMP-SPR FOR A PLANNED DEVELOPMENT DISTRICT, PARKING MANAGEMENT PLAN, SITE PLAN REVIEW, AND DEVELOPMENT AGREEMENT TO CONSTRUCT 140 APARTMENT UNITS AT PROJECT SITE A (116, 128, AND 136 N POPLAR AVE) AND CONSTRUCT 16 APARTMENT UNITS AT PROJECT SITE B (129-133 N POPLAR AVE) FOR A TOTAL OF 156 UNITS.**

The Public Hearing regarding Case No. PC-2021-0008-PD-PMP-SPR was opened at 6:34 p.m. Director Palombi introduced the item. Michael Donovan, Assistant Planner, provided a presentation to the Planning Commission for the Planned Development District, Parking Management Plan, Site Plan Review, and Development Agreement. Subsequent to Mr. Donovan's presentation, Mark Magna of Magna & Magna ("Applicant"), Todd Nelson, land use counsel, and Jaime Rojas, community outreach consultant, provided a presentation on behalf of the Applicant. Mr. Magna, Mr. Nelson, and Mr. Rojas concluded their presentation, and staff called those individuals who submitted speaker cards and staff read all written communications into the administrative record. Mr. Shane Parker of Parker Environmental was called to answer questions from the Planning Commission regarding the comments provided from Supporters Alliance for Environmental Responsibility (SAFER). The Public Hearing was closed at 7:51 p.m. Motion to approve PC-2021-0008-PD-PMP-SPR was motioned by Commissioner Cuevas and seconded by Commissioner Aliksanian. Director Palombi took roll and the initial motion concluded in two (2) ayes, one (1) no, and one (1) abstention *(Briseno – Abstain, Vice-Chair Ramirez – Nay, Commissioner Aliksanian – Aye and Commissioner Cuevas – Aye)*. A second motion was presented to continue this item to the next regularly scheduled Planning Commission Meeting on March 15, 2022. Motioned by Vice-Chair Ramirez and seconded by Chair Briseno. Director Palombi took roll and the second motion presented to continue this item to the next Planning Commission Meeting on March 15, 2022 passed 4-0.

FIRST MOTION
MOTIONED: Commissioner Cuevas
SECONDED: Commissioner Aliksanian
Ayes: Commissioner Cuevas and Commissioner Aliksanian.
NOES: Vice-Chair Ramirez
ABSTAIN: Chair Briseno
ABSENT: Commissioner Lomeli

SECOND MOTION
MOTIONED: Vice-Chair Ramirez
SECONDED: Chair Briseno
Ayes: Chair Briseno, Vice-Chair Ramirez, Commissioner Aliksanian and Commissioner Cuevas.
NOES: None
ABSTAIN: None
ABSENT: Commissioner Lomeli

PLANNING COMMISSIONER ORALS

A. Chair, Alexandra Briseno
B. Vice Chair, Marlene Ramirez
C. Commissioner, Berj Aliksanian
D. Commissioner, Victor Cuevas
E. Commissioner, Natalia Lomeli

ADJOURNMENT

Meeting adjourned at 8:04 p.m. to the next regularly scheduled Planning Commission meeting on March 15, 2022 at 6:30 p.m.

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Joseph Palombi, Planning Commission Secretary

CITY OF MONTEBELLO
PLANNING COMMISSION

ITEM NO. 2

MEETING DATE: MARCH 15, 2022

MEETING: Regular Meeting

STAFF REPORT

CASE NO.(S): PC-2022-0008-CUP-PSP
ENV No. 09-22-MND

Subject: Application for Conditional Use Permit ("CUP") and Planned Sign Program ("PSP") to allow Topgolf USA MB, LLC to Construct and Operate a Driving Range Complex on a portion of the City-owned Montebello Golf Course, and Adopting a Mitigated Negative Declaration and Making Certain Findings in Connection Therewith Pursuant to the California Environmental Quality Act

Location: North-east portion of 988 Via San Clemente, Montebello, California 90640

Submitted By: Monica Mercado-Rodriguez

RECOMMENDATION

It is recommended that the Planning Commission conduct a public hearing and adopt a Resolution taking the following action:

1. ADOPT and APPROVE the attached Mitigated Negative Declaration ("MND") that was prepared and circulated for public review in accordance with the California Environmental Quality Act ("CEQA") and DETERMINE and FIND that approval of the applications and implementation of the Project will not result in substantial changes and/or cause significant effects to the environment as described in Section 15073 of the CEQA Guidelines, nor result in any new or increase in the significance of environmental effects beyond those identified in the previously circulated Initial Study-Mitigated Negative Declaration ("IS-MND") (Case No. ENV No. 09-22-MND) (see Attachment B); and

2. APPROVING: (a) a Conditional Use Permit ("CUP"), with conditions, to allow: 1) relocation of the existing driving range and the construction and operation of a technologically advanced multi-faceted enhanced golf driving range complex with related entertainment amenities such as restaurant/bar areas, event space, and

gathering areas; and 2) allow the on-site sale of beer, wine, and distilled spirits (Type 47) in the facility; and (b) a Planned Sign Program ("PSP") (Case No. PC-2022-0008-CUP-PSP) establishing rules and regulations for permanent signage associated with the Project.

BACKGROUND

The Montebello Golf Course ("Golf Course") was established in 1928 and acquired by the City of Montebello ("City") in 1941. The City was incorporated on October 16, 1920 and has owned and operated the Golf Course for approximately 81 years.

The 118-acre, 18-hole public golf course was last remodeled in 1999, at which time improvements included the addition of three (3) lakes, new greens, new tee boxes, bunkers, and cart paths. Since the remodeling project was completed in May 1999, the golf course has not experienced any significant improvements with the exception of the construction of the Home2Suites and improvements to the banquet facilities and the Hilton Garden Inn.

In 2018, the State of California concluded an audit of the City of Montebello and recommended the City take action to correct the long-term deficits of the golf course and its reliance on general fund subsidies. Among other suggestions, the State audit called for the City to evaluate the effectiveness of its current plans for use and operation of the golf course and to consider alternate uses.

Since 2018, the City has been exploring options for rehabilitating the Golf Course including upgrades to the existing facilities, opportunities to increase revenues generated by the Golf Course to reduce the subsidy received from the City's General Fund, and to increase the quality of recreation and entertainment facilities available to the community. While much has been done to reduce operating expenses – such as contracting out for landscape maintenance, reducing irrigation costs, and seeking a professional management company for the Golf Course – the Golf Course requires a significant investment in infrastructure upgrades to improve revenue projections.

To that end, in December 2019 and in accordance with the requirements of the California Environmental Quality Act ("CEQA"), the City prepared an Initial Study/Mitigated Negative Declaration ("IS/MND") for the Montebello Golf Course Driving Range Relocation Project (the "Project"), which analyzed the environmental effects of a proposal to relocate the existing driving range to a different portion of the golf course and development of a new state of the art driving range complex and entertainment facility (the "Project").

Continuing to explore the viability of the Project, the City also solicited proposals from developers and operators with demonstrated success in the golf industry; and specifically with operating facilities similar to the Project. After considering alternative proposals, the City entered into preliminary negotiations with Topgolf USA MB, LLC ("Topgolf") concerning the terms and conditions by which the parties might cooperatively finance, develop, and operate the Project. These negotiations culminated in a predevelopment and participation agreement, which described the various actions and discretionary approvals needed of the parties to implement the project. Among other things, these approvals include discretionary land use entitlements under Title 17 of the Montebello Zoning Code, which are the subject of this report.

In accordance with Government Code Section 54220 of the State of California Surplus Land Act, the City prepared and circulated a Notice of Availability from August 24, 2021 through October 25, 2021 to all public entities as required by the Health and Safety Code and the California Department of Housing and Community Development (HCD). At the conclusion of the 60-day review period, no responses were received by the City in connection with the above-referenced Notice of Availability.

PROJECT DESCRIPTION

The proposed Project involves a replacement of the existing driving range with a Topgolf commercial recreational complex on an approximately 15-acre portion of a City-owned golf course property at 988 Via San Clemente within the City of Montebello ("City"). By way of the entitlement Application, which was submitted with the City's consent as owner of the property, Topgolf seeks approval of: (1) a Conditional Use Permit and (2) Planned Sign Program (Case No. PC-2022-0008-CUP-PSP/ENV-09-22-MND) for the proposed Project.

Topgolf is a premier golf entertainment complex with over 38 operating locations in the United States. The Project would help address many of the deficiencies identified in the State audit by replacing an underperforming facility with a vibrant new facility operated under an established brand. In addition, the Project is anticipated to generate hundreds of construction and permanent new jobs based on information available from and the experience of other Topgolf projects in California.

The proposed Project would include Topgolf's five-patented technology platform gaming system, in which players hit golf balls embedded with a radio frequency identification tag. This feature is unique to the Topgolf brand, and offers a high-tech recreational experience and provides games that appeal to players of varying skill levels. The Project would be located within an approximately 68,000 square foot facility with three-levels of hitting bays, a restaurant/bar, event/meeting space, and other golf related uses such as the following:

- Three climate-controlled levels offering 102 hitting bays;
- An outfield with electronic targets for an inclusive, high tech golf game;

- Installation of barrier netting and net poles surrounding the outfield area, not to exceed one hundred-seventy (170) feet in height above the finished floor elevation of the building;
- Installation of two (2) 30'x50' high-definition digital screens, to be located outside of the outfield netting and facing internally towards the building to be used for the operation of the venue;
- A miniature golf operation;
- Outdoor seating and dining areas; and
- An outdoor patio area.

The Application includes the on-site sale of beer, wine, and liquor and new signage for the proposed driving range that will be managed and operated by Topgolf.

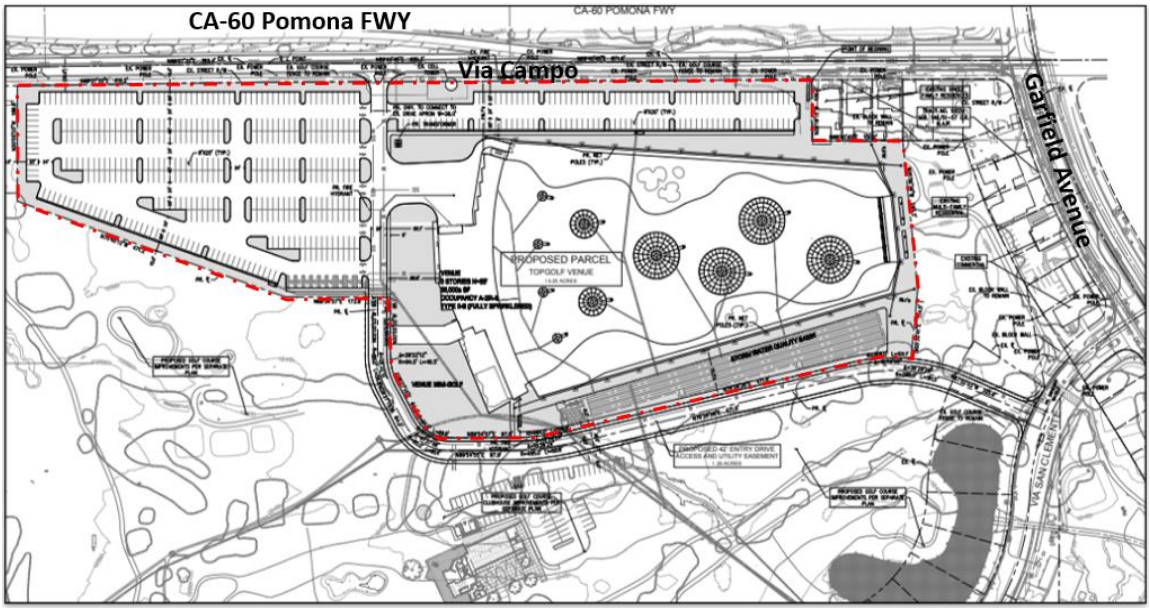
PROJECT/APPLICANT INFORMATION

Project Location:	988 Via San Clemente
Project Applicant:	Topgolf USA MB, LLC. ("Topgolf")
Property Owner(s):	City of Montebello
General Plan Designation:	Parks and Recreation/Open Space
Zoning:	R-1 (Single-Family Residential)
Existing Use on Property:	Existing commercial building and hotel uses.

PROJECT SITE

The proposed project area will consist of approximately 15 acres in size and will be located along the northern portion of the existing Golf Course.

Exhibit A – Conceptual Site Plan (Attachment B to the Staff Report)



The following land uses are currently located near the Golf Course/ Project site (see Exhibit A- Conceptual Site Plan, Attachment B to the Staff Report):

- *North of the site:* Via Campo Street is located along the northern boundary of the project site. There is a small portion of Via Campo with residential uses. Further north, on the north side of Via Campo is the Pomona Freeway.

- *South of the site:* Via San Clemente is located along the southern boundary of the project site. Uses and development located south of Via San Clemente include the Armenian Genocide Martyrs Monument, and multi-family residential uses.

- *East of the site*: N. Garfield Avenue extends along the east side of the project site. Uses located to the east of the project site include two (2) restaurants (sit-down and fast-food), and other commercial uses.

- *West of the site*: Single-family homes located along both sides of Findlay Avenue extend along the west side of the Golf Course.

Architecture

The proposed Topgolf Project would be 53 feet in height (three-stories) with the main entrance on the ground level of the north elevation. The building is enclosed on three (3) sides and opens to the outfield. The footprint of the building is elongated with multiple pop-outs along the front façade and curved along the rear of the building to provide a view of the outfield. The entry is highlighted with varied wall materials such as glass windows, aluminum and metal paneling. The front façade will also incorporate varied gray and black tones and blue scored EIFs panels. The building will also include a cantilevered metal canopy towards the back of the building.

Overall, the façade includes a mix of colors and materials, a variation of wall panels and forms, and roof heights to break up the building mass and add visual interest. The nature, quality, and type of construction and trimmings will be equal / similar to other Topgolf facilities in the United States.

Development Standards

The following is a discussion of development standards as applied to the proposed development:

Proposed Project	
Description	**Proposed**
Maximum Height:	Building:53-feet* Net Poles: not to exceed 170-feet*

Lot Coverage:	3.5%
Building Setback (facing north):	Approximately 118-feet
Building Setback (facing south):	Approximately 62-feet
Building Setback (facing east):	Approximately 780-feet
Building Setback (facing west):	Approximately 88-feet
Trash enclosure:	Approximately 450 square foot enclosure

* Pursuant to Section 17.70.100 of the MMC, requirements related to development standards such as yard, building and structure height, for any use for which a CUP is required, shall be observed, except where the Commission and/or Council finds that specific alterations and/or exemptions are reasonable and are required to be made. The MMC restricts the building height to 35-feet. Limiting the development to 35-feet in height would preclude the Project from providing the necessary safety components and standard amenities to ensure public convenience and public safety are adequate in the overall project.

Circulation and Parking:

The proposed building will be situated to face towards the existing Golf Course and proposed parking lot area.

Primary vehicular access (both ingress and egress) to the project area would continue to be located via the existing Golf Course's entrance just west of Via San Clemente and Garfield Avenue intersection. The two full-access driveways provided on Via San Clemente would accommodate customers and patrons entering and exiting the project site. Additionally, the Applicant is also proposing vehicular access (both ingress and egress) along Via Campo via a twenty-six (26) foot wide drive apron.

In relation to parking, the total number of parking spaces proposed for the project will be 520 parking spaces. Table 1, shown below, summarizes the parking calculations for the project.

Table 1- Parking Calculations

Parking Calculations			
	Square Footage	**Parking Ratio**	**Spaces Required**
Commercial Recreation Hitting Bays, retail, restaurant, office and storage	64,200 square feet	1 space per 400 square feet of gross floor area	160
Event/meeting Space	3,800 square feet	No less than 10; 1 for each 5 fixed seats; plus 1 for every 35 sq. ft. of area available for seating where there are no fixed seats in main auditorium; plus 1 for every 2 employees	109
			Total Parking Required: 269
			Total Parking Provided: 520

As shown in the table above, the Project will greatly exceed required parking for the intended use. Additionally, although not anticipated based on the traffic analysis, overflow parking could be accommodated based on existing parking layouts located within the vicinity of the Project.

Landscaping

A preliminary landscape plan has been submitted by the Applicant. The submitted plans show landscape being provided throughout the Project site. The proposed planting plan includes street trees, shade trees and drought tolerant plants. A total of 166 large trees will be distributed throughout the parking lot area and behind the netting poles. The extensive use of landscaping throughout the site meets the landscape goals in that it provides texture to the site, screening undesirable views, buffering pedestrian walkways, providing shade in parking lots, and softening the building. Conditions of approval have been included to require that the Applicant submit landscape and irrigation plans prepared by a License Landscape Architect, photometric study, wall/fence plan, screening of mechanical equipment, among others to ensure compliance with the Montebello Municipal Code (MMC) and the longevity of the landscaping as well as compliance with the Water Efficient Landscape requirements.

GENERAL PLAN

The City's General Plan Land Use designation for the Project site is "Parks and Recreation/Open Space". The corresponding Zoning designation is R-1, Single-Family Residential which allows golf courses, driving ranges, and clubhouse facilities as a conditionally permitted use; and the recreational purpose of the Project is consistent with the General Plan's open space designation. The Project site has been used as a golf course since before the General Plan was adopted, and the golf course campus has been developed over time with hospitality, conference center, public park, and similar amenities that advance and support recreational opportunities for the public.

Staff believes the proposed Project is consistent with, among other things, the following goals and objectives of the General Plan – and in particular the Open Space and Parks and Recreation Element:

1. Open Space Element
   A. Goals:
   1. To ensure the preservation and conservation of sufficient open space to introduce relief from the otherwise uninterrupted development of the Southern California region. [Open Space Goal #1]

   2. To ensure the preservation and conservation of sufficient open space to serve the recreational, health, and welfare needs of the residents. [Open Space Goal #2]

   The purpose of the open space element is to preserve through the implementation of goals and policies the quality of environment. The proposed Project was analyzed and determined to be the most viable option that will provide revenue for the City, conserve the existing uses and provide amenities to the surrounding area.

   The environmental analysis provided in the MND (discussed further below) indicates that the proposed Project would not result in any potential significant environmental impacts nor adversely affect humans neither directly or indirectly, with mitigation.

   The Project includes the replacement and modernization of the existing golf course driving range and the construction of a multi-faceted indoor driving range along the northern portion of the golf course. The golf course totals approximately 118 acres in size. The proposed Project, a recreational use, will occupy a portion of the golf course, approximately 15 acres, which aligns with the Open Space Goals # 1 and 2 by preserving and conserving sufficient open space to serve the recreational, health and welfare of the surrounding neighborhoods.

   The Project will be owned by the City and operated by Topgolf and provide a

new and world-class recreational revenue for residents and visitors.

2. Parks and Recreation Element
   A. Goals:
   1. To provide a full range of park and recreational facilities and programs which are easily accessible to all residents of the community. [Parks and Recreation Element Goal #1]

   The proposed remodel and relocation of the existing driving range will allow the construction of a multi-faceted recreational enhancement within the existing and larger 118-acre Golf Course. The proposed Project will involve the construction of a new 68,000 square foot, three level indoor driving range facility, among other related amenities. The proposed improvements would provide a full range of recreational facilities, which will be owned by the City and accessible to the public.

   B. Objectives:
   1. Provide neighborhood parks and recreational facilities wherever possible within walking distance of all residents. [Parks and Recreation Element Objective #1]

   2. Preserve and expand existing park and recreational facilities. [Parks and Recreation Element Objectives #6]

   The proposed remodel and relocation of the existing driving range is consistent with the goals and objectives of the General Plan mentioned above in that, it will complement the existing and surrounding uses and will provide the opportunity of recreational amenities to the residents in the surrounding and adjacent vicinity. Additionally, the proposed driving range will serve the different types of needs in the City and provide various types of recreational development as well as employment opportunities.

Conditional Use Permit

The purpose of a Conditional Use Permit ("CUP") is to allow proper integration of uses into the community which may only be suitable in specific locations, or only if such uses are designed or constructed in a particular manner on the site.

The proposed Project involves the construction of a 68,000 square foot, three-level driving range with the sale of alcoholic beverages for on-site consumption. Pursuant to MMC Section 17.61.30, a CUP is required for the sale of alcoholic beverages. The aforementioned section of the MMC states that "no place where alcoholic beverages are sold, served or given away as a normal course of business for on-sale consumption, shall be established without first obtaining a conditional use permit from the City". The proposed alcohol sales for Topgolf would be an accessory use to the proposed use, and

based on the MMC section stated above, alcohol sales are permitted with a CUP if approved by the Planning Commission.

Similarly as noted above, a CUP is necessary to develop and operate driving range and clubhouse facilities in R-1 zoning districts. The golf course has long been used for purposes consistent with the Application, and a CUP to authorize the private operation of the new driving range Project is appropriate.

Pursuant to Section 17.70.070 and 17.61.050 of the MMC, before any CUP shall be granted, all of the following findings must be made:

A. That the site for the proposed use is adequate in size and shape;

   The overall Golf Course parcel is approximately 118-acres in size. The proposed renovation and modernization of the existing Golf Course will encompass 15-acres of the existing larger site. The Applicant is proposing a 68,000 square foot, three level indoor driving range facility, among other related amenities. Furthermore, the sites location is adequately distanced from the nearest residential, providing an approximately 180-feet from the netting poles and over 700-feet from the main building.

   In regards to parking, the Applicant is proposing over 500 parking spaces for the proposed entertainment facility and only 325 parking spaces are required, providing more than the required parking requirements.

B. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

   Primary vehicular access (both ingress and egress) to the project area would continue to be located via the existing Golf Course's entrance just west of Via San Clemente and Garfield Avenue intersection. The two full-access driveways provided on Via San Clemente would accommodate customers and patrons entering and exiting the project site. Additionally, the Applicant is also proposing vehicular access (both ingress and egress) along Via Campo.

C. That the proposed use will not have an adverse effect upon adjacent or abutting properties;

   The Project entails the relocation and renovation of the existing Golf Course into a more modern technologically advanced driving range with related golf uses along with recreation and entertainment uses. In addition to the Golf Course, the site also includes two hotels and restaurant/banquet facilities. The proposed use is similar in nature to the existing use in that, it will construct a new 68,000 square foot, three level state of the art indoor driving range complex with related amenities such as a restaurant, golf related games and an entertainment space.

D. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located;

The proposed use of a driving range is in conformance with the General Plan Land Use Element goals, policies, and objectives. The proposed driving range replacement is situated in an appropriate location and currently being utilized as a Golf Course (Commercial Policy #1), can help to meet the needs of the community (Goal #1), and will provide additional taxable revenue to the city (Commercial Policy #5). The addition of the proposed use can also increase the functionality (Commercial Policy #3) and practicality of the larger commercial uses located within the same vicinity by generating more traffic to the area which should benefit the surrounding business in particular the hotels.

E. The site for the proposed use would not adversely affect the general welfare of the surrounding property owners;

An Initial Study-Mitigated Negative Declaration was prepared and circulated and determined that the proposed Project, with mitigation, will not result in significant adverse environmental impacts. In addition, the project site location is adequately distanced from the nearest residential, providing an approximately 180-feet from the netting poles and over 700-feet from the main building.

F. Would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer and wine, in the area;

By State law, the California Department of Alcoholic Beverage Control ("ABC") may only grant a limited number of alcohol licenses based on a "per census-tract" quantity. This means that only a certain number of licenses types are granted in any given census tract area to avoid the undue concentration of alcohol sales. California Business and Professions Code Sections 23958 and 23958.4 specify the conditions under which alcohol licenses can be issued, define what an undue concentration means, and stipulate that if an applicant shows that public convenience or necessity would be served by the issuance of a license, that a license can be issued even if an undue concentration exists.

The Project site is located within Census Tract 5302.02. According to ABC, four (4) on-sale license types and two (2) off-sale license types are permitted. Census Tract 5302.02 currently has three (3) on-sale type licenses. An undue concentration of on-sale license types would not be created by adding an additional license in the area given that four (4) are permitted but there are currently only three (3) licenses. Pursuant to Business and Professions Code section 23958.4, the applicant does not need to show a public convenience or

necessity given that issuing a license to them would not create an undue concentration of on-sale retailers in this specific census tract.

The proposed Topgolf facility will feature a full sports bar atmosphere as well as an upscale, unique corporation entertainment experience. Topgolf is a high-tech recreational experience and provide other games to appeal to players of varying skill levels and ages. The entertainment venue will offer a convenient service to local residents, local workers, and visitors to the area. The City of Montebello consistently seeks to promote enhancements and improvements to its existing Golf Course. The proposed request will add to the growth of the city and support the community's progress by providing additional revenue to the city and providing local residents and customers the opportunity for employment and entertainment. Any operational, training, or security conditions placed on the approval of the request will safeguard the public's welfare and further protect the integrity of the community.

G. Would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to other on-sale or off-sale alcoholic beverage establishments, residential districts and uses, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches and other places of religious worship, hospitals, clinics or other health care facilities;

If operated in accordance with the law and the mandatory conditions of approval, the primary use of the project site as a premier golf entertainment venue would not be problematic to surrounding sensitive uses, because the conditions of approval contain mitigation measures including, but not limited to, noise limits, adequate lighting, alcohol awareness training for staff, and an annual compliance review. Additionally, a condition of approval has been included to require the Applicant to submit an annual compliance review report for the first two (2) years of alcohol sales.

H. Would not aggravate existing problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, calls for service, and sales to minors); and

The Applicant is requesting a CUP to allow on-site alcohol sales to complement its primary use as a premier golf entertainment venue. As a complement to the primary use, the potential to aggravate any existing problems created by the sale of alcohol is minimal. The proposed use will not have live entertainment, or a dance floor. The mandatory conditions of approval will also help mitigate any potential issues related to noise, lighting, and operation. In addition, a conditions of approval

have been included to restrict staff under the age of twenty-one (21) to serve alcohol, and all staff which will serve alcohol attend or have alcohol related training. Combined with the other mitigation measures included as a part of this proposal, these provisions will increase the likelihood that the applicant will not aggregate existing problems created by the sale of alcohol.

I. Is in conformance with the goals, policies, and objectives of the general plan and the purpose and intent of this code and any applicable specific plan;

The General Plan for the City of Montebello is essentially the City's blueprint for the future and outlines goals, policies, and objectives to guide development within the City. Each of the General Plan Elements establishes specific goals, policies, and objectives to regulate and manage the City and to mitigate any concerns and problems which may arise from different types of development.

The proposed project and land use aligns with the goals, policies, and objectives [Open Space Objectives #1-5] of the general plan in that only a portion of the existing open space will be occupied to provide a full range of recreational facilities that will be accessible to the residents of the surrounding and adjacent vicinity and it has been determined that the proposed Project will be accommodated in the northernmost part of the existing golf course to preserve open space to the extent possible.

Planned Sign Program

Pursuant to Section 17.62.140 of the MMC, "the purpose and intent of this section is to encourage consistency of design and regulation to allow flexibility of design for signs which are harmonious" throughout the development on which the signs are situated and which "promote a positive identification and image". Additionally, pursuant to MMC Section 17.62.140, the Planning Commission has the authority to consider a Planned Sign Program.

The Applicant submitted an application for a Planned Sign Program (PSP) to establish provisions for permanent signage that will be included as part of the Topgolf Project. The proposed signage includes three (3) front lit channel letter signs mounted on to the proposed building, one (1) exterior wall graphic crafted in EIFS placed directly on the building, as well as the reutilization of an existing pylon sign. The signage types, dimensions, and sign areas for the proposed planned sign program are visible in the following table:

Proposed Signage			
Permanent Signage	**Signage Type**	**Dimensions**	**Sign Area**
(1) Front Elevation Sign	Front Lit Channel Letters	5'-4" x 41'-5/16"	221.5 square feet
(1) Left Elevation Sign	Front Lit Channel Letters	2'-8" x 21'-4 5/16"	56.9 square feet
(1) Right Elevation	Front Lit Channel Letters	2'-8" x 21'-4 5/16"	56.9 square feet
(1) Exterior Wall Graphic	Shield Art Crafted in EIFS	26'-8" x 18'- 8"	486.7 square feet
(1) Pylon Sign	Digital Sign	42' x 42'	1,764 square feet

Furthermore, Section 17.62.140 of the MMC, outlines the regulations and procedures for a PSP, which may be approved or conditionally approved by the Planning Commission only if all of the following findings are made:

A. The proposed signs are consistent with the intent of this chapter, the general plan and any applicable specific plans;

The objective of the proposed planned sign program is to provide sufficient sign visibility to the proposed golf entertainment venue in order to maintain the venue's brand throughout all markets. Under this PSP, the prototypical signage used within other Topgolf venues is being proposed. MMC Section 17.62.140 states that the intent of the City's section pertaining to signs is to promote consistent, well-balanced, and harmoniously designed signs which will positively impact the image of the areas where signs are located. The proposed PSP will positively impact the image of the development by allowing the developer to promote its business and attract clients in a more efficient and effective manner than would be possible under the normal signage allowed at the site. Since the site is zoned R-1, only one non-illuminated sign of a maximum of twelve square feet would be regularly allowed at the site. With regard to planned sign programs, MMC Section 17.62.140 states that "it is intended that signs approved per a planned sign program not be subject to the specific limitations" contained in the MMC chapter related to signs and that a planned sign program is intended to allow response to special circumstances. Through the approval of the Planned Sign Program, the proposed signs will be consistent with the intent of MMC section 17.62 (Signs) and the proposed signs will serve to identify the building and bring in users who are driving by.

Additionally, the proposed signs are consistent with the City's General Plan Land Use Element Goal #1 which is to "formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient

areas for reasonable development." The enactment of a cohesive signage program for Topgolf allows the development to be arranged in an orderly manner which should enhance the success of the development and maximize the benefits provided to the city of Montebello's community. There are no applicable specific plans for this project.

B. The proposed signs are aesthetically and architecturally consistent with each other;

The proposed signs are aesthetically and architecturally consistent with each other in that they are consistent in color scheme, font, material, placement and method of illumination. Having a set of pre-approved color schemes, fonts, and materials ensures that the proposed signs are aesthetically and architecturally consistent with each other and will help to ensure that any future changes to signs within the site will also continue to be consistent with each other. All materials used in the fabrication and the installation of signs will be of high quality. The sign program includes three (3) signs attached to the building, one (1) exterior wall graphic, as well as the modification of an existing pylon sign. All of the signage includes a Topgolf approved typeface for the font and the proposed color scheme for the signage is consistent with the color scheme proposed for the building itself. Any additional signs proposed at the site would need to be reviewed by the Planning Department which will ensure that these additional signs are also aesthetically and architecturally consistent with the signage at the site.

C. The proposed signs are aesthetically and architecturally compatible with the buildings and developments they identify, taking into account building materials, colors and design;

The proposed signs are aesthetically and architecturally compatible with the building and development they identify. The signage included within the proposal is consistent with the color scheme and overall look of the building proposed under this project. The sign layouts and coloring have been designed to emphasize the walls they are fastened to. White letters with a blue outline trim on top of the grey walls has been strategically utilized to add emphasis to the signs and to the building consistent with the overall Topgolf branding.

D. The proposed signs are aesthetically compatible with the surrounding commercial development and existing sign treatment in the vicinity; and

Aesthetically, the proposed signs are compatible with the surrounding commercial development and existing sign treatment in the vicinity. The proposed signs will be added to a new building which will be erected at the existing Montebello Golf Course adjacent to Via Campo and the Pomona Freeway (State Route 60). While the Montebello Golf

Course and the surrounding properties are mostly residentially zoned under the R-1 Single Family Residential Zone, there are some commercially zoned properties to the East of where the building and the signage will be put up. The proposed signs and the business may potentially generate an increase of economic activity within the surrounding commercial developments. Regarding existing sign treatment in the vicinity, this proposal will reutilize an existing pylon sign so as not to increase freestanding signage at the site. The proposed signs will mostly serve to promote building identification and maintain brand consistency. There are no components of the sign proposal that would be incompatible with the surrounding commercial development and existing sign treatment in the vicinity.

E. Approval does not constitute a grant of special privilege or allow substantially greater overall visibility than the standard provisions of this chapter would otherwise provide.

Approval of this PSP proposal does not constitute a grant of special privilege or allow greater overall visibility than the standard provisions of the City's code pertaining to signage would provide. Approval of the proposed signs under this planned sign program would ensure that the signage for the development is in conformance with the Montebello Municipal Code given that such programs are intended to allow additional signage flexibility, especially under special circumstances such as this one.

Overall, the proposed PSP is consistent with the mandatory findings stipulated within Section 17.62.140 of the MMC. The approval of the PSP would ensure that the signage specifications and details found within the proposed plan for Topgolf are in agreement with local Montebello Municipal standards and regulations

Conclusion

In summary, staff believes the proposed Topgolf Project would complement the Montebello Golf Course with its high quality facility, attractive features, and related amenities. The Topgolf Project would be beneficial to the community by providing significant improvements to the City's Golf Course, economic growth to the City, and employment opportunities. As previously mentioned, the Project would replace an underperforming driving range complex resulting in a vibrant new facility with technology and features for everyone to enjoy the sport of golf. In addition, the proposed Topgolf project has the ability to generate hundreds of new jobs based on information available from other Topgolf projects completed in California. Based on the findings contained in this report and the whole of the record, staff recommends approval of the proposed Topgolf Project.

ENVIRONMENTAL

In accordance with the California Environmental Quality Act ("CEQA") Guidelines Section 15073, an Initial Study/Mitigated Negative Declaration ("IS/MND" or "MND") was prepared for the Project. The IS/MND was properly circulated and posted for the 20-day public review period beginning December 12, 2019 through January 2, 2020. The circulated IS/MND, addresses the direct, indirect, and cumulative environmental effects associated with the proposed project and has determined that the proposed Project, with mitigation, will not have any significant adverse environmental impacts.

The analyses and conclusions of the IS/MND were evaluated in advance of the Planning Commission's consideration of the Project, and no changes in the Project or circumstances were identified that would require revisions or recirculation of the MND. Staff recommends a minor revision be made to Mitigation Measure No. 4 related to Air Quality Impacts, as follows:

> "The ~~project Contractors~~ Applicant must host a job fair with advertising prior to the project's opening, this will attract and hire local residents. In addition, Applicant ensure advertisements for new job openings are publicized at the Project site, on local hiring boards and elsewhere within ten (10) square miles of the Project, in addition to other areas of advertisement ~~preferential hiring must be given for Montebello residents~~."

Replacement / modification of this mitigation measure does not require recirculation of the MND pursuant to Section 15074.1 and 15073.5, as the Planning Commission has held a public hearing on the Project, and the modified / replaced mitigation measure will be more effective at mitigating or avoiding potential significant effects and will not cause any potentially significant effect on the environment. The enforceability of local hiring preferences on private entities have been the subject to legal dispute, but a local advertising mandate is enforceable and facilitates the desired objective of local residents being employed by the Project; thereby reducing miles traveled by employees to and from the site.

In advance of this public hearing, the Notice of Intent to adopt the MND was properly circulated and posted pursuant to CEQA (See Attachment E).

The attached Resolution (See Attachment A) has been prepared for the Planning Commission's consideration and if approved would make appropriate findings and approve / adopt the MND.

REPORTS RECEIVED

The proposed Project was forwarded to the Montebello Fire Department, Parks and

Recreation Department, Montebello Police Department, and Public Works Department for review, comments, and conditions. Comments received from the divisions/departments have been incorporated into the Conditions of the proposed Resolution.

PUBLIC NOTIFICATION

Pursuant to MMC Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- On February 23, 2022, the Public Hearing Notice was published in the Daily Journal (Whittier Daily News).

- On February 23, 2022, the Public Hearing Notice was mailed to property owners within the 500-foot radius from the exterior boundaries of the subject property and posted on City bulletins and the City webpage.

Staff has not received any public comments for the project as of the writing of this report.

ATTACHMENTS:

A. Resolution No. 06-22
B. Site Plan, Elevations, and Drawings
C. Initial Study/Mitigated Negative Declaration
D. Notice of Public Hearing
E. Notice of Intent to Adopt IS/MND
F. Planned Sign Program
G. Landscape Plans

ATTACHMENT A

CITY OF MONTEBELLO
PLANNING COMMISSION

RESOLUTION NO. 06-22

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT AND PLANNED SIGN PROGRAM ("CASE NO. PC-2022-0008-CUP-PSP"), WITH CONDITIONS, TO ALLOW TOPGOLF USA MB TO CONSTRUCT AND OPERATE A DRIVING RANGE COMPLEX ON A PORTION OF THE CITY-OWNED MONTEBELLO GOLF COURSE, AND ADOPTING A MITIGATED NEGATIVE DECLARATION ("CASE NO. ENV-09-22-MND") AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

WHEREAS, the City of Montebello ("City") received an application (Case No. PC-2022-0008-CUP-PSP, the "Application") from TopGolf USA MB, LLC ("Applicant") pertaining to a portion of the City-owned Montebello Golf Course located at 988 Via San Clemente ("Project Site"), with the Application seeking: (1) a Conditional Use Permit ("CUP") to allow the Applicant in the City's upgrading and modernization of the Golf Course with the relocation and construction of a new driving range complex with related amenities to be operated by Applicant and to include restaurant/bar areas, the on-site sale of beer, wine, and distilled spirits (Type "47" California State Department of Alcoholic Beverage Control (ABC) License), and event/meeting space, and entertainment uses; and (2) a Planned Sign Program ("PSP") to establish a sign program for permanent signage for the proposed complex (cumulatively the "Project"); and

WHEREAS, the Project Site has operated as a golf course and for golf-related recreational purposes for over 100-years, and is designated in the General Plan for "Parks and Recreation/Open Space" and by the Montebello Zoning Code as R-1, Single-Family Residential; and

WHEREAS, the Application was submitted with the consent of the City as owner of the Golf Course, and is consistent with the City's efforts to rehabilitate and revitalize the Golf Course with attractive and financially self-sustaining recreational opportunities for residents and the broader community; and

WHEREAS, pursuant to Montebello Municipal Code ("MMC") Section 17.70.010, the purpose of a CUP is to allow proper integration of uses into the community which may only be suitable in specific locations, or only if such uses are designed or constructed in a particular manner on the site; and

WHEREAS, per MMC Section 17.61.030, approval of a CUP by the Planning Commission of the City of Montebello ("Planning Commission") is required to allow the sale of alcoholic beverages for on-sale consumption, and a CUP is required for the development and operation of a driving range, golf course, or associated clubhouse and amenities given the Zoning District for the Project Site; and

WHEREAS, pursuant to Section 17.62.140 of the MMC, the Planning Commission has the authority to approve or deny applications for a Planned Sign Program (PSP), and the Application would establish design guidelines and regulations for permanent signage for the proposed Project; and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State California Environmental Quality Act ("CEQA") Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project; and

WHEREAS, the Application for a CUP and PSP (PC-2022-0008-CUP-PSP) is considered a "project" for purposes of CEQA; and

WHEREAS, pursuant to CEQA, an Initial Study/Mitigated Negative Declaration ("MND") was prepared and circulated for public review between December 12, 2019 through January 2, 2020, which analyzed the potential environmental impacts of a proposed driving range relocation and rehabilitation project and found that the proposed project would not have a significant effect on the environment, subject to compliance with the mitigation measures specified therein; and

WHEREAS, a Mitigation, Monitoring and Reporting Program ("MMRP") has been prepared to implement mitigation measures required by the Project and is attached as Exhibit A to this Resolution; and

WHEREAS, the City has reviewed the analyses and conclusions of the MND and the proposed Project, and none of the facts or circumstances set forth in the CEQA or its Guidelines requiring substantial changes to or recirculation of the MND exist; and

WHEREAS, a duly noticed public hearing has been held, and notice of the intent to adopt the MND has been issued, and the Planning Commission has received and considered the Application, the MND, staff presentations, recommendations, public testimony, and all other substantial evidence presented at the public hearing and included in the administrative record for this matter; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, the Planning Commission of the City of Montebello hereby finds, declares and resolves as follows:

SECTION 1. RECITALS. Based on the substantial evidence presented during the Planning Commission's consideration of this matter, the Planning Commission finds and declares the foregoing recitals to be true and correct, and recitals are hereby incorporated as substantive findings in this Resolution.

SECTION 2. GENERAL PLAN CONSISTENCY. Based on the substantial evidence presented to and considered by the Planning Commission in connection with the Application, the Planning Commission finds and declares that the proposed Project is consistent with the Montebello General Plan, including but not limited to the following provisions:

Open Space Element

A. Goals:

1. To ensure the preservation and conservation of sufficient open space to introduce relief from the otherwise uninterrupted development of the Southern California region. [Open Space Goal #1]
2. To ensure the preservation and conservation of sufficient open space to serve the recreational, health, and welfare needs of the residents. [Open Space Goal #2]

The purpose of the open space element is to preserve through the implementation of goals and policies the quality of environment. The proposed Project was analyzed and determine to be the most viable option that will provide revenue for the City, conserve the existing uses and provide amenities to the surrounding area.

The environmental analysis provided in the MND (discussed further below) indicates that the proposed Project would not result in any potential significant environmental impacts nor adversely affect humans neither directly nor indirectly, with mitigation.

The Project includes the replacement and modernization of the existing golf course driving range and the construction of a multi-faceted indoor driving range along the northern portion of the golf course. The golf course totals approximately 118 acres in size. The proposed Project, a recreational use, will occupy a portion of the golf course, approximately 15 acres, which aligns with the Open Space Goals # 1 and 2 by preserving and conserving sufficient open space to serve the recreational, health and welfare of the surrounding neighborhoods.

The Project will be owned by the City and operated by Topgolf and provide a new and world-class recreational revenue for residents and visitors.

Parks and Recreation Element

A. Goals:

1. To provide a full range of park and recreational facilities and programs

which are easily accessible to all residents of the community. [Parks and Recreation Element Goal #1]

The proposed remodel and relocation of the existing driving range will allow the construction of a multi-faceted recreational enhancement within the existing and larger 118-acre Golf Course. The proposed Project will involve the construction of a new 68,000 square foot, three level indoor driving range facility, among other related amenities. The proposed improvements would provide a full range of recreational facilities, which will be owned by the City and accessible to the public.

B. Objectives:
1. Provide neighborhood parks and recreational facilities wherever possible within walking distance of all residents. [Parks and Recreation Element Objective #1]
2. Preserve and expand existing park and recreational facilities. [Parks and Recreation Element Objectives #6]

The proposed remodel and relocation of the existing driving range is consistent with the goals and objectives of the General Plan mentioned above in that, it will complement the existing and surrounding uses and will provide the opportunity of recreational amenities to the residents in the surrounding and adjacent vicinity. Additionally, the proposed driving range will serve the different types of needs in the City and provide various types of recreational development as well as employment opportunities.

SECTION 3. FINDINGS **-** CONDITIONAL USE PERMIT. Based on the substantial evidence presented to and considered by the Planning Commission in connection with the Application for a Conditional Use Permit, the Planning Commission makes the following findings pursuant to Chapters 17.61 and 17.70 of the Montebello Municipal Code:

1. That the site for the proposed use is adequate in size and shape;

The overall Golf Course parcel is approximately 118-acres in size. The proposed renovation and modernization of the existing Golf Course will encompass 15-acres of the existing larger site. The Applicant is proposing a 68,000 square foot, three level indoor driving range facility, among other related amenities. The proposed building height is 53-feet in height. According to the MMC, uses within the R-1 zone are limited to 35-feet in building height. Pursuant to Section 17.70.100 of the MMC, requirements related to development standards such as

yard, building and structure height, for any use for which a CUP is required, shall be observed, except where the Commission and/or Council finds that specific alterations and/or exemptions are reasonable and are required to be made. The MMC restricts the building height to 35-feet. Limiting the development to 35-feet in height would preclude the Project from providing the necessary safety components and standard amenities to ensure public convenience and public safety are adequate in the overall project. Furthermore, the sites location is adequately distanced from the nearest residential use, providing an approximately 180-feet from the netting poles and over 700-feet from the main building.

In regards to parking, the Applicant is proposing over 500 parking spaces for the proposed entertainment facility and only 325 parking spaces are required, providing more than the required parking requirements.

2. That the site has sufficient access to streets and highways, and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

   Primary vehicular access (both ingress and egress) to the project area would continue to be located via the existing Golf Course's entrance just west of Via San Clemente and Garfield Avenue intersection. The two full-access driveways provided on Via San Clemente would accommodate customers and patrons entering and exiting the project site. Additionally, the Applicant is also proposing vehicular access (both ingress and egress) along Via Campo.

3. That the proposed use will not have an adverse effect upon adjacent or abutting properties;

   The project entails the relocation and renovation of the existing Golf Course into a more modern technologically advance driving range with related golf uses and entertainment venue. In addition to the Golf Course, the site also includes two hotels and a restaurant/banquet facility. The proposed use is similar in nature to the existing use in that, it will construct a new 68,000 square foot, three level state of the art indoor driving range complex with related amenities such as a restaurant, golf related games and an entertainment space.

4. That the proposed use is consistent with the objectives of the community redevelopment project area in which the site is located;

   The proposed use of a driving range is in conformance with the General Plan Land Use Element goals, policies, and objectives. The proposed driving range is situated in an appropriate location and currently being utilized as a Golf Course (Commercial Policy #1), can help to meet the needs of the community (Goal #1),

and will provide additional taxable revenue to the city (Commercial Policy #5). The addition of the proposed use can also increase the functionality (Commercial Policy #3) and practicality of the larger commercial uses located within the same vicinity by generating more traffic to the area which should benefit the surrounding business in particular the hotels.

5. The site for the proposed use would not adversely affect the general welfare of the surrounding property owners;

An Initial Study-Mitigated Negative Declaration was prepared and circulated and determined that the proposed project, Project, is not expected to have significant adverse environmental impacts to the general welfare of the surrounding properties. In addition, the project site location is adequately distanced from the nearest residential, providing an approximately 180-feet from the netting poles and over 700-feet from the main building.

6. Would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer and wine, in the area;

By State law, the California Department of Alcoholic Beverage Control ("ABC") may only grant a limited number of alcohol licenses based on a "per census-tract" quantity. This means that only a certain number of licenses types are granted in any given census tract area to avoid the undue concentration of alcohol sales. California Business and Professions Code Sections 23958 and 23958.4 specify the conditions under which alcohol licenses can be issued, define what an undue concentration means, and stipulate that if an applicant shows that public convenience or necessity would be served by the issuance of a license, that a license can be issued even if an undue concentration exists.

The Project Site is located within Census Tract 5302.02. According to ABC, four (4) on-sale license types and two (2) off-sale license types are permitted. Census Tract 5302.02 currently has three (3) on-sale type licenses. An undue concentration of on-sale license types would not be created by adding an additional license in the area given that four (4) are permitted but there are currently only three (3) licenses. Pursuant to Business and Professions Code section 23958.4, the applicant does not need to show a public convenience or necessity given that issuing a license to them would not create an undue concentration of on-sale retailers in this specific census tract.

The proposed Topgolf facility will feature a full sports bar atmosphere as well as an upscale, unique corporation entertainment experience. Topgolf is a high-tech

recreational experience and provide other games to appeal to players of varying skill levels and ages. The entertainment venue will offer a convenient service to local residents, local workers, and visitors to the area. The City of Montebello consistently seeks to promote enhancements and improvements to its existing Golf Course. The proposed request will add to the growth of the city and support the community's progress by providing additional revenue to the city and providing local residents and customers the opportunity for employment and entertainment. Any operational, training, or security conditions placed on the approval of the request will safeguard the public's welfare and further protect the integrity of the community.

7. Would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to other on-sale or off-sale alcoholic beverage establishments, residential districts and uses, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches and other places of religious worship, hospitals, clinics or other health care facilities;

   If operated in accordance with the law and the mandatory conditions of approval, the primary use of the project site as a premier golf entertainment venue should not be problematic to surrounding sensitive uses, because the conditions of approval will contain mitigation measures including, but not limited to, noise levels limits, adequate lighting, alcohol awareness training for staff, and an annual compliance review. Additionally, the Applicant may be required to meet further conditions of approval that the Planning Commission sees fit to impose with respect to the business operation and surrounding uses.

8. Would not aggravate existing problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, calls for service, and sales to minors); and

   The Applicant is requesting a CUP to allow on-site alcohol sales to complement its primary use as a premier golf entertainment venue. As a complement to the primary use, the potential to aggravate any existing problems created by the sale of alcohol is minimal. The proposed use will not have live entertainment, or a dance floor. The mandatory conditions of approval will also help mitigate any potential issues related to noise, lighting, and operation. In addition, a condition of approval has been included to restrict staff under the age of twenty-one (21) to serve alcohol, and all staff which will serve alcohol attend or have alcohol related training. Combined with the other mitigation measures included as a part of this proposal,

these provisions will increase the likelihood that the applicant will not aggregate existing problems created by the sale of alcohol.

9. Is in conformance with the goals, policies, and objectives of the general plan and the purpose and intent of this code and any applicable specific plan;

The General Plan for the City of Montebello is essentially the City's blueprint for the future and outlines goals, policies, and objectives to guide development within the City. Each of the General Plan Elements establishes specific goals, policies, and objectives to regulate and manage the City and to mitigate any concerns and problems which may arise from different types of development.

The proposed project/ use aligns with the goals, policies, and objectives [Open Space Objectives #1-5] of the general plan in that only a portion of the existing open space will be occupied to provide a full range of recreational facilities that will be accessible to the residents of the surrounding and adjacent vicinity and it has been determined that the proposed Project will be accommodated in the northernmost part of the existing golf course to preserve open space to the extent possible.

SECTION 4. FINDINGS – PLANNED SIGN PROGRAM. Based on the substantial evidence presented to and considered by the Planning Commission in connection with the Application for a Planned Sign Program, the Planning Commission makes the following findings pursuant to Chapter 17.62 of the Montebello Municipal Code:

1. The proposed signs are consistent with the intent of this chapter, the general plan and any applicable specific plans;

The objective of the proposed planned sign program is to provide sufficient sign visibility to the proposed golf entertainment venue in order to maintain the venue's brand throughout all markets. Under this PSP, the prototypical signage used within other Topgolf venues is being proposed. MMC section 17.62.140 states that the intent of the City's section pertaining to signs is to promote consistent, well-balanced, and harmoniously designed signs which will positively impact the image of the areas where signs are located. The proposed PSP will positively impact the image of the development by allowing the developer to promote its business and attract clients in a more efficient and effective manner than would be possible under the normal signage allowed at the site. Since the site is zoned R-1, only one nonilluminated sign of a maximum of twelve square feet would be regularly allowed at the site. Section 17.62.140 of the MMC related to planned sign programs states that "it is intended that signs approved per a planned sign program not be subject

to the specific limitations" contained in the MMC chapter related to signs and that a planned sign program is intended to allow response to special circumstances. Through the approval of the Planned Sign Program, the proposed signs will be consistent with the intent of MMC section 17.62 (Signs) and the proposed signs will serve to identify the building and bring in users who are driving by.

Additionally, the proposed signs are consistent with the City's General Plan Land Use Element Goal #1 which is to "formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development." The enactment of a cohesive signage program for Topgolf allows the development to be arranged in an orderly manner which should enhance the success of the development and maximize the benefits provided to the city of Montebello's community. There are no applicable specific plans for this project.

2. The proposed signs are aesthetically and architecturally consistent with each other;

   The proposed signs are aesthetically and architecturally consistent with each other in that they are consistent in color scheme, font, material, placement and method of illumination. Having a set of pre-approved color schemes, fonts, and materials ensures that the proposed signs are aesthetically and architecturally consistent with each other and will help to ensure that any future changes to signs within the site will also continue to be consistent with each other. All materials used in the fabrication and the installation of signs will be of high quality. The sign program includes three (3) signs attached to the building, one (1) exterior wall graphic, as well as the modification of an existing pylon sign. All of the signage includes a Topgolf approved typeface for the font and the proposed color scheme for the signage is consistent with the color scheme proposed for the building itself. Any additional signs proposed at the site would need to be reviewed by the Planning Department which will ensure that these additional signs are also aesthetically and architecturally consistent with the signage at the site.

3. The proposed signs are aesthetically and architecturally compatible with the buildings and developments they identify, taking into account building materials, colors and design;

   The proposed signs are aesthetically and architecturally compatible with the building and development they identify. The signage included within the proposal is consistent with the color scheme and overall look of the building proposed under

this project. The sign layouts and coloring have been designed to emphasize the walls they are fastened to. White letters with a blue outline trim on top of the grey walls has been strategically utilized to add emphasis to the signs and to the building consistent with the overall Topgolf branding.

4. The proposed signs are aesthetically compatible with the surrounding commercial development and existing sign treatment in the vicinity;

   Aesthetically, the proposed signs are compatible with the surrounding commercial development and existing sign treatment in the vicinity. The proposed signs will be added to a new building which will be erected at the existing Montebello Golf Course adjacent to Via Campo and the Pomona Freeway (State Route 60). While the Montebello Golf Course and the surrounding properties are mostly residentially zoned under the R-1 Single Family Residential Zone, there are some commercially zoned properties to the East of where the building and the signage will be put up. The proposed signs and the business may potentially generate an increase of economic activity within the surrounding commercial developments. Regarding existing sign treatment in the vicinity, this proposal will reutilize an existing pylon sign so as not to increase freestanding signage at the site. The proposed signs will mostly serve to promote building identification and maintain brand consistency. There are no components of the sign proposal that would be incompatible with the surrounding commercial development and existing sign treatment in the vicinity.

5. Approval does not constitute a grant of special privilege or allow substantially greater overall visibility than the standard provisions of this chapter would otherwise provide;

   Approval of this PSP proposal does not constitute a grant of special privilege or allow greater overall visibility than the standard provisions of the City's code pertaining to signage would provide. Approval of the proposed signs under this planned sign program would ensure that the signage for the development is in conformance with the Montebello Municipal Code given that such programs are intended to allow additional signage flexibility, especially under special circumstances such as this one.

SECTION 5. CEQA. In accordance with the California Environmental Quality Act ("CEQA") and its implementing Guidelines, and based on the substantial evidence presented to and considered by the Planning Commission in connection with the Application, the Planning Commission finds and declares the following:

1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the Initial Study/MND and administrative record for the Project, including all oral and written comments received during the comment period. The Planning Commission finds that the

Initial Study/MND contains a complete and accurate reporting of the environmental impacts associated with the Project. The Planning Commission further finds that the Initial Study/MND and the administrative record have been completed in compliance with CEQA.

2. Based on the Initial Study/MND and the administrative record including all written and oral evidence presented to the Planning Commission, the Planning Commission finds that all environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND and the MMRP. The Planning Commission further finds that there is no substantial evidence in the administrative record that the Project may result in new or more severe significant environmental impacts than previously analyzed. No new significant environmental effects have been identified in the Initial Study/MND and any changes to the Initial Study/MND in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.

3. The Planning Commission further finds that modification of Mitigation Measure No. 4 related to Air Quality Impacts as set forth below is necessary and appropriate, and that recirculation of the Initial Study / MND is not required, in that: (a) The modified mitigation measure will be enforceable and more efficient at mitigating or avoiding potential significant effects on the environment targeted by the measure; (b) the Planning Commission has held a duly notice public hearing in connection with the Application before approving the final MND; (c) and the modified mitigation measure will not cause any new or increase the severity of any previously identified environmental impacts of the Project.

    a. Based on the foregoing, Mitigation Measure No. 4 related to Air Quality Impacts is modified as follows:
    b. The ~~project Contractors~~ Applicant must host a job fair with advertising prior the ~~project's~~ Project's opening, ~~this will~~ in order to attract ~~and hire~~ applications from local residents. In addition, Applicant will ensure advertisements for new job openings are publicized at the Project Site, on local hiring boards and elsewhere within ten (10) square miles of the Project, in addition to other means of job advertisement selected by Applicant.

4. The Planning Commission further finds that the Final Initial Study / MND is accurate, objective, complete, and in compliance with the Guidelines, and represents the independent judgment of the City. The Planning Commission has reviewed all documentation comprising the Final MND and finds that the Final Mitigated Negative Declaration is adequate and complete and certifies said Final

Mitigated Negative Declaration as being in compliance with CEQA and its Guidelines.

SECTION 6. APPROVALS – CONDITIONAL USE PERMIT AND PLANNED SIGNED PROGRAM. Based on the foregoing findings set forth above in this Resolution, and the substantial evidence presented and duly considered, the Planning Commission hereby approves the Application for Conditional Use Permit and Planned Sign Program (PC-2022-0008-CUP-PSP) to allow Topgolf USA MB construct and subsequently operate the Project, subject to the conditions herein below.

SECTION 7. CONDITIONS. The Planning Commission finds that the foregoing conditions of approval are necessary and appropriate.

A. General. Approval of the Application, and the Applicant's exercise and enjoyment of the rights and privileges granted by this approval, are subject to and conditional upon Applicant entering into a lease or sublease with the City of Montebello for the right to enter, use, occupy, and operate the Project; together with any other approvals and actions required by the City and Applicant to cooperatively design, finance, and develop the Project as are detailed in that certain Sublessee Development and Participation Agreement by and between the Applicant and City dated as of March 24, 2021. This approval shall be contingent upon the effective date of such lease or sublease agreement between the City and Applicant, and absent such an agreement this approval shall be rendered null and void.

B. Planning Division Conditions

1. The Applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the City, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the Applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the Applicant, the City and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the Applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth herein. The City shall have the right to choose its own legal counsel to represent the City's interest in the proceedings.

2. The development of the subject site shall be consistent with all of the provisions of the Montebello Municipal Code (MMC), Conditional Use Permit (CUP) and Planned Sign Program (PSP) (Case No. PC-2022-0008-CUP-PSP/ENV No. 09-22-MND), and the specifications of the City's Planning Division ("Planning Division" or "Planning Department").

3. Within thirty (30) days of the Planning Division transmittal of the Acceptance Form, the Applicant shall sign and return a copy of the Acceptance Form, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. Failure to return the Acceptance Form within thirty (30) days shall constitute grounds for terminating the permit.

4. The Director of Planning & Community Development ("Director"), at any time, can call for a review of the approved conditions of approval at a duly noticed public hearing before the Planning Commission. These condition(s) may be modified, or new condition(s) added to reduce any impacts of the use.

5. The Applicant or successor in interest shall meet the applicable code requirements and all other City department regulations.

6. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution

7. It is the responsibility of the Applicant to have all graffiti on the site removed within twenty-four (24) hours of its appearance, or be subject to citation from the City of Montebello Code Enforcement Division.

8. The Applicant will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.

9. Any change, expansion, intensification and/or modification to the proposed plans use, or mode of operations shall be subject to the review and approval by the Director who may take action or call for review by the Montebello Planning Commission ("Planning Commission") at a noticed public hearing.

10. This approval shall not supersede the approval of any other responsible agencies. The Applicant shall comply with all Federal, State and local laws.

11. The approval of this CUP and PSP (PC-2022-0008-CUP-PSP) shall automatically expire if the rights granted are not exercised before March 24, 2023. Applicant shall be considered to have exercised its rights under this approval by having been issued a building permit by the City for the applicable Project and Applicant actually commencing construction of the applicable Project by completing the first required inspection.

12. The approval of this CUP and PSP (PC-2022-0008-CUP-PSP) can be extended not to exceed three (3) years with a written request by the property owner no less

than thirty (30) days prior to the expiration date stating the reason and need for an extension and upon review and approval by the Director.

13. In the event of a violation of the conditions of approval, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

14. Modification to Plans. Subsequent modifications to this approval, shall be in conformance with the approved plans. The Director shall determine as to whether a modification to the project is allowed. The approval of such modification shall be provided in written format in the form deemed acceptable by the Director and City Attorney. Modifications which extend beyond the parameters of substantial conformance shall be subject to a Conditional Use Permit modification, as determined by the Director.

15. The Applicant shall contact the Planning Division to arrange a Planning Inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

16. A copy of the approved Resolution shall be attached to the construction plans for any site improvement at the submittal of plans for plan check.

17. If at any time, a problem with fugitive dust arises, the Director may require a fugitive dust mitigation plan to be submitted and reviewed. The fugitive dust control plan shall include a schedule of time and frequency of fugitive dust control activities. Upon approval of the plan by the Director, the measures of the plan shall be implemented. This condition may require the developer to post a bond to ensure fugitive dust mitigation compliance.

18. The Director may, at any point, request remedy to fugitive dust and soil/mud spillage onto public rights-of-ways and adjacent properties due to inclement weather or other reasons.

19. All improvements to the subject property shall be in compliance with all City Ordinances.

20. The hours of construction shall be 7:00 a.m. to 8:00 p.m., Monday through Friday, and weekends and holidays 9:00 a.m. to 6:00 p.m. as restricted by the MMC Section 9.08.050.

21. The street shall be swept at the end of the day if visible soil material is carried onto adjacent public sidewalks and paved roads.

22. Minimum aisle widths and circulation shall be provided in accordance to the MMC requirements.

23. The site shall be attractively landscaped and maintained in accordance with the standards established in the MMC and to the satisfaction of the Planning Department.

24. Landscape and Irrigation Plan. A landscape and irrigation plan prepared by a licensed Landscape Architect shall be submitted, which meet the requirements set forth in the MMC and Water Efficient Landscape requirements shall be required as a part of the project Plan Check review and approval process. Permanent underground automated irrigation system must be provided for all landscaping on the site. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

25. The landscape plan shall conform to the MMC requirements. Shrubs shall not be less than three (3) feet in height when planted and cover not less than thirty (30) percent of the landscaped area. All landscaping shall cover the designated planting areas from the outset.

26. All trees shall be at least twenty-four inch (24") box or equivalent.

27. All landscape planters shall be surrounded by a six (6) inch concrete curb if adjacent to any public right-of-way or private road or sidewalk intended for public use.

28. All proposed utilities (Gas, Electricity, Communications, etc.) shall be placed underground. The Applicant shall reflect this requirement on plans submitted for "Plan Check".

29. All outdoor utilities or machinery located outside the exterior walls, including roof-mounted equipment, shall be completely screened from view from any public right-of-way or adjacent residential use by either view obscuring landscaping or architectural features of the main building (i.e. parapet walls, façade extension, etc.), subject to the final review and approval of the Planning Department.

30. Any inevitable exposed wires shall be neatly bolted and painted to match the building color.

31. The proposed exterior colors and materials board shall be implemented as approved by the Planning Department based on the Planning Commission action. Any changes to the approved exterior colors and materials shall be subject to the review and approval of the Planning Department.

32. The Applicant shall submit a separate lighting plan (photometric study) during the plan check process, subject to the review and approval of the Planning Department.

33. The Applicant shall submit a detailed wall/fence plan which is consistent with the MMC and identifies the material(s), color(s), and dimensions of proposed fencing, subject to the review and approval of the Planning Department, if applicable.

34. Prior to the issuance of building permits for Phase I of the project, the Applicant must submit detailed architectural plans, including, but not limited to, a site plan, floor plans, landscape plan, elevations and renderings for Phase II, together with a complete application for a Site Plan Review for Phase II for consideration by the Planning Commission. Applicant shall obtain building permits for and commence construction of Phase II in compliance with Condition No. A.11 above.

35. The applicant shall be required to submit a final Master Sign Program subject to the review and approval of the Director.

36. In the event of a change of ownership, business name, or transfer of ABC License, the conditional use permit will be brought back to the Planning Commission for review.

37. The Applicant and operator shall prepare and submit an annual project compliance report. This report is due annually for the first two (2) years of alcohol sales, starting one-year from the date of issuance of an Alcoholic Beverage Control ("ABC") license. The compliance report must be submitted to the Director to demonstrate compliance with the Conditions of Approval. The Director shall transmit the annual project compliance report to the Planning Commission to either receive and file or take any other action as deemed necessary.

C. Building Division Conditions

1. The development and utilization of the site shall comply with all the provisions of all of the current Building, Plumbing, Mechanical, Electrical, Energy, CALGreen, Fire Codes, City Ordinances, as well as additional requirements from the Montebello Building and Safety Division.

2. Parking provided shall be designated and provided in accordance with current California Building Code and California CALGreen Code. Construction plans and specifications shall include:
   a. Americans with Disabilities Act (ADA) compliant parking
   b. Electric vehicle parking
   c. Bicycle parking

3. All transformer pads shall be located in a manner not impede the required building egress and exiting paths of travel.

D. Fire Department Conditions

1. Provide a Hydraulic network analysis: Fire flow report based on 2019 Edition California Fire Code, Appendix B/BB. (Prior to building permit issuance).

2. 2019 Edition California Fire Code and applicable sections.

3. Fire access and hydrant plan based on 2019 Edition California Fire Code.

4. Underground fire main/fire sprinkler supply plan based on 2019 Edition California Fire Code and NFPA 13/24 and Montebello Fire Department's plan check submittal requirements and notes.

5. Fire Sprinkler Overhead plan based on 2019 Edition California Fire Code and NFPA 13 and Montebello Fire Department's plan check submittal requirements and notes.

6. Fire Alarm plan based on 2019 Edition California Fire Code and NFPA 72 and Montebello Fire Department's plan check submittal requirements and notes.

7. Commercial Hood Suppression Systems per 2019 Edition California Fire Code and referenced NFPA standards.

8. Additional requirements maybe added during the plan check process.

9. The building height is 54-feet and thus requires a 30' foot access road per our Montebello Fire

10. All Mechanical gates shall have an approved Knox key switch installed.

11. Main building shall have Knox Boxes on approved access doors.

E. Public Works Department Conditions

1. The applicant shall submit "Will Serve" letters from **ALL** utility companies who will be required to serve the new site.

2. The applicant's engineer shall coordinate with all utility companies during the design phase and shall ensure that required public improvements resulting from the proposed project are not in conflict with existing or proposed utilities.

3. Provide topographic and boundary surveys, the topo shall extend beyond boundary for 15' to show adjacent structures and that drainage is not being blocked or re-routed or will be mitigated, show date and by whom the topo was prepared.

4. The applicant shall be responsible for informing all consultants, contractors, subcontractors, engineers, or other related disciplines providing services related to the project of their responsibilities to comply with all pertinent requirements in the Montebello Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.

5. As a part of the submitted documents for your project plans and reports, the applicant shall also submit the following documents including all necessary calculations and reports to demonstrate the constructability of all site improvements:

    a. Applicable documents in compliance with the Subdivision Map Act if any changes to existing parcels are proposed.
    b. Grading plan (show retaining walls locations and height, if any, & earth work cut/fill,
    c. BMPs
    d. Erosion Control,
    e. Low Impact Development (LID), provide hydrology and hydraulic calculations
    f. Drainage plan including both temporary and permanent improvements,
    g. NPDES documents

6. All plans and construction of public works (streets etc.) shall be per the City of Montebello Standards and Greenbook Standards.

7. All submitted plans, specifications, studies, reports, calculations, maps, notes, legal documents, and designs shall be reviewed and approved by the City prior to City issuing a building permit. The submitted documents shall identify those individuals legally authorized to sign such documents. Plans for public improvements shall be prepared under the supervision of a California Registered Civil and/or Traffic Engineer, as applicable.

8. Grading Plans shall be submitted for review and approval by the City Engineer prior to the issuance of a grading permit. NOTE: A Building Permit is required for walls including free-standing and retaining walls, if any.

9. The Applicant shall submit geotechnical reports prepared in accordance with the City's Engineering Design Standards to the City Engineer for review and approval prior to the issuance of a grading permit.

10. The applicant shall provide standard street improvements in the public right-of-way on all sides of the property that abut public right-of-way including:

    a. Preserve a sidewalk with 5 feet minimum width and maintain ADA access around all obstructions.
    b. All new driveways shall meet ADA requirements along sidewalk path of travel.

c. All existing driveways that will not be used shall be closed.
d. Roadway drainage device(s), as required, including through curb drains for offsite drainage.

11. Easements for all on-site utilities, public and private, shall be granted and recorded for maintenance and upkeep. Such easements may include, but are not limited to, sewer, water, electric, natural gas, telephone, communications and cable television. Plans shall address preservation of the existing improvements and easements (including ingress/egress) for the existing cell phone tower adjacent to Via Campo.

12. Prior to acceptance of public improvements, the applicant shall have repaired any new or existing public improvements damaged caused by construction activities, obtain completion letters from all utilities.

13. Obtain a Public Works Encroachment Permit prior to performing any offsite improvements.

PASSED AND ADOPTED this 15th day of March, 2022 by the Planning Commission.

Commissioner Lomeli:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Aliksanian:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Briseno:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Cuevas:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Ramirez:	( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN

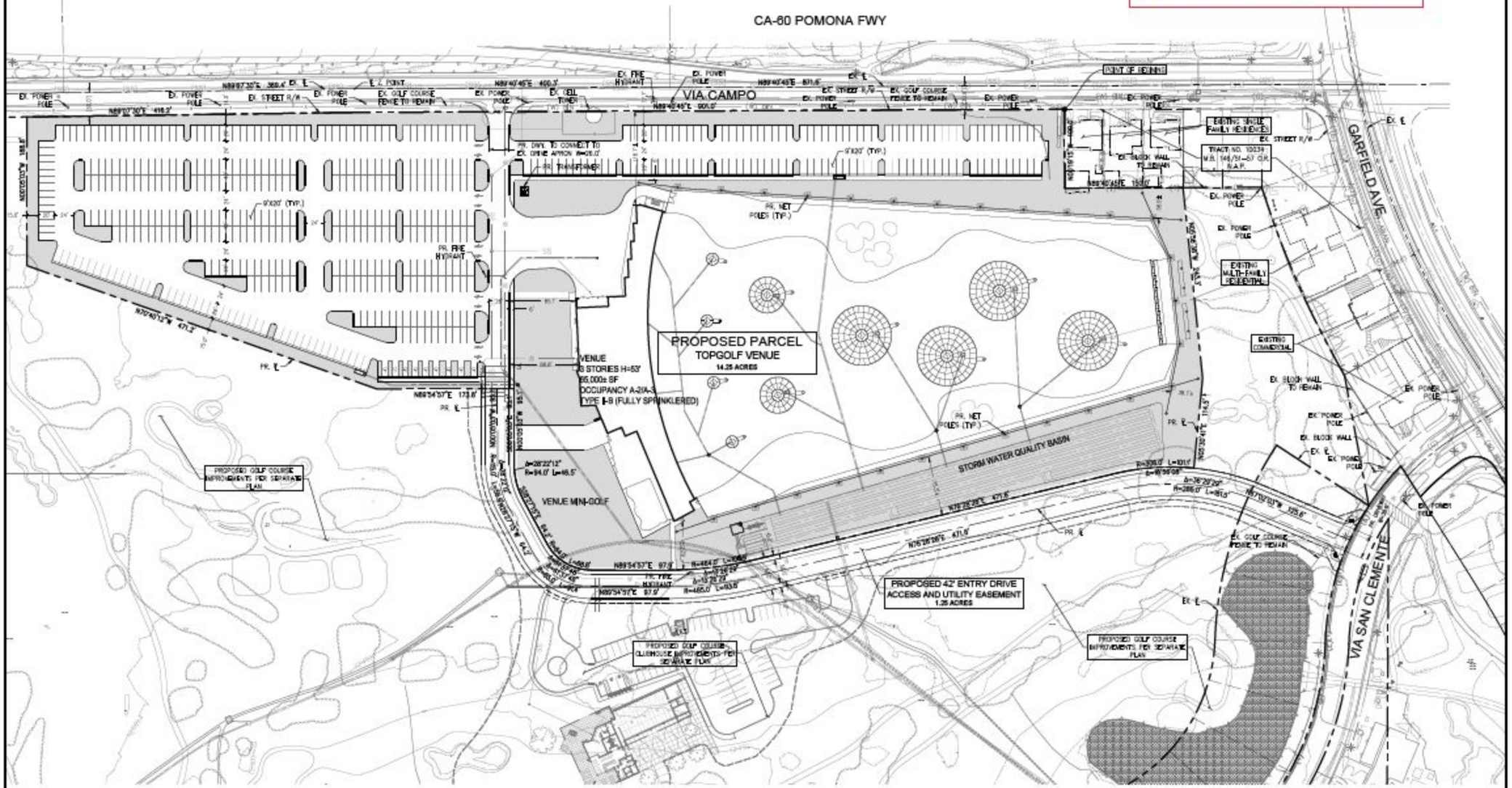
_____
Alexandra Briseno, Chair

ATTEST:

_____
Joseph A. Palombi, Director
Planning & Community Development Department

CONCEPTUAL SITE PLAN

ATTACHMENT B



BENCHMARK

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM NO.: LV5829 ELEV.: 297.220' (COUNTY OF LOS ANGELES)
DATUM: NAVD 88 QUAD YEAR 2013
DESCRIPTION: LMON IN N CB 1FT E/O BCR @NE COR WESTMORELAND DR & MERLE DR MND (BM)

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED THE NORTH PROPERTY LINE OF LOT A AS SHOWN ON TRACT MAP 10034 (TR0146-051) SHEET 5

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED 6/25/2018 BY COOPER AERIAL SURVEYS CO. AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN NOVEMBER 2021.
AERIAL TOPOGRAPHY ROTATED TO BASIS OF BEARING.

SITE SUMMARY TABLE:

OVERALL SITE AREA	14.25 AC
PERVIOUS AREA (L/S)	3.45 AC 24.2%
IMPERVIOUS AREA	10.80 AC 75.8%
$DCV_{(REQ)}$ VOLUME	93,000± CF
$DCV_{(PROVIDED)}$ NET VOL	98,000 CF BASIN

*LID DCV BASED ON 1.5INCH- SITE INFILTRATION NOT FEASIBLE DUE TO INFILTRATION RATE

DEVELOPMENT CALCULATIONS

TOTAL SITE AREA	14.25 ACRES
PROPOSED BUILDING FOOTPRINT	22,000 SQFT
LOT COVERAGE	3.5%
FLOOR AREA RATIO	10.5%
PARKING COUNT	520 STALLS



VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED TOPGOLF PARCEL
PROPOSED ACCESS EASEMENT

RECORD OWNER

MONTEBELLO PUBLIC FINANCING AUTHORITY, A MUNICIPAL CORPORATION

DEVELOPER

TOPGOLF
CONTACT TANNER MCNEIL
CHESTON REAL ESTATE DEVELOPMENT
8750 N CENTRAL EXPRESSWAY
DALLAS, TX 75231
(530) 525-0238

SHEET INDEX

SHEET 1	PROPOSED TOPGOLF PARCEL
SHEET 2	EXISTING SITE CONDITION
SHEETS 3-4	CONCEPT DRAINAGE PLAN

IMPORTANT NOTICE
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600

60' 0' 60' 120' 180'
GRAPHIC SCALE: 1"=60'

105 S. Old Springs Road
Suite 210
Orange, CA 92808
714-685-6860
dBRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

NO.	REVISION:	DATE

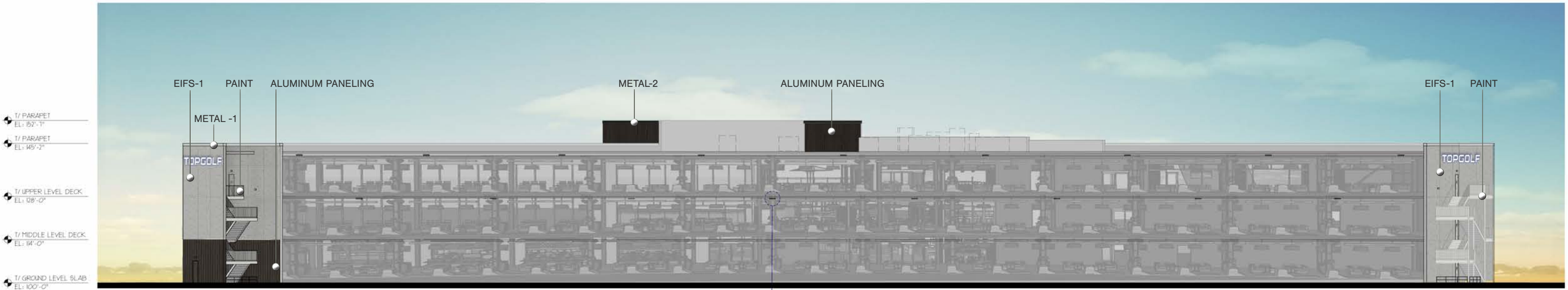
PROJECT: TOPGOLF MONTEBELLO
988 VIA SAN CLEMENTE
MONTEBELLO, CA

DRAWING NAME: PROPOSED TOPGOLF PARCEL

ISSUE	EXHIBIT
DATE	2022-03-09
CHECKED: JB	DRAWN: MS
DRAWING FILE: EXH-004	
PROJECT NO: 20-197	
SHEET NUMBER: 1	
OF 4 SHEETS	
SCALE: AS SHOWN	

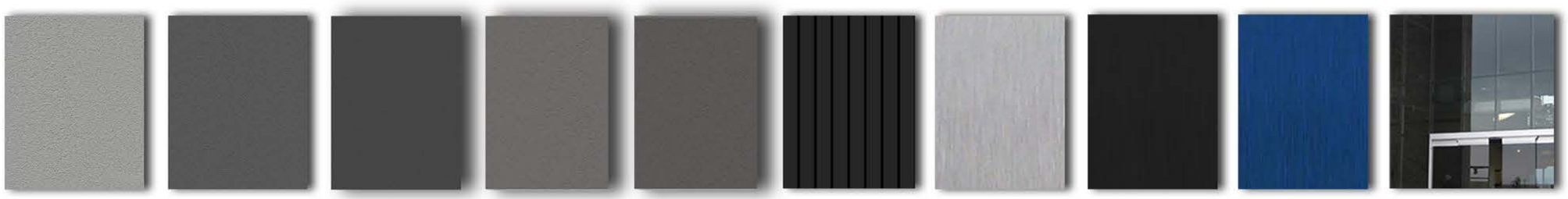


Front Elevation



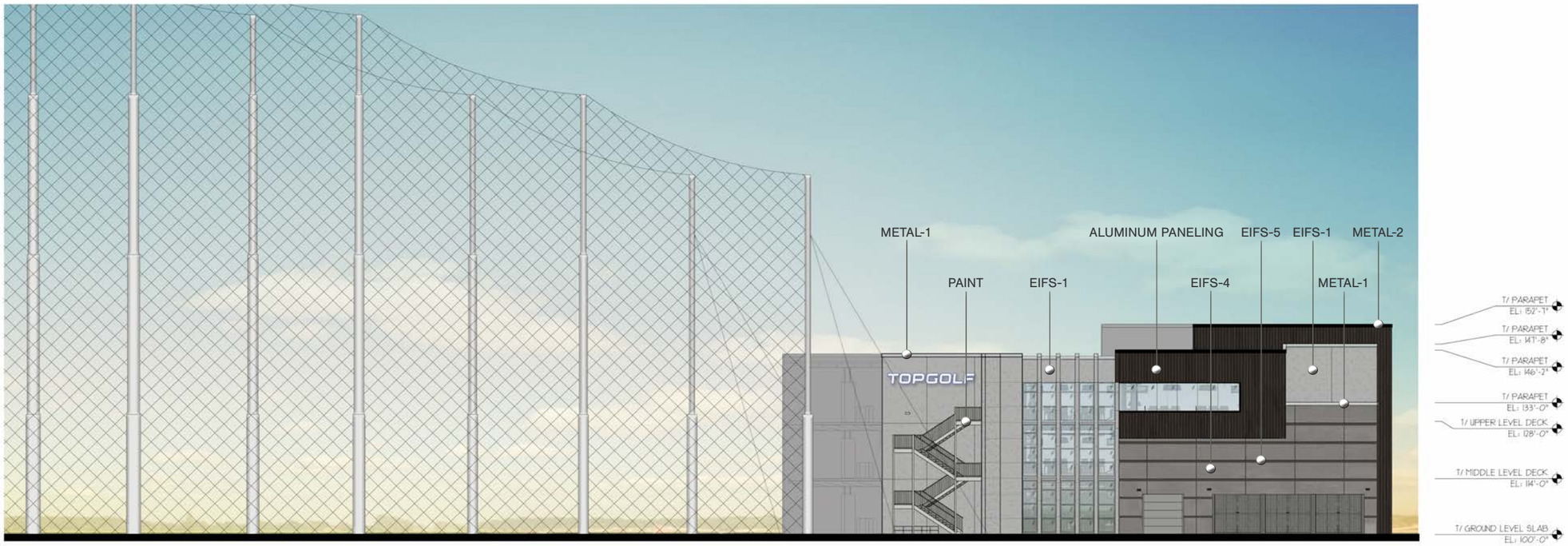
Rear Elevation

0' 8' 16' 32' 64'



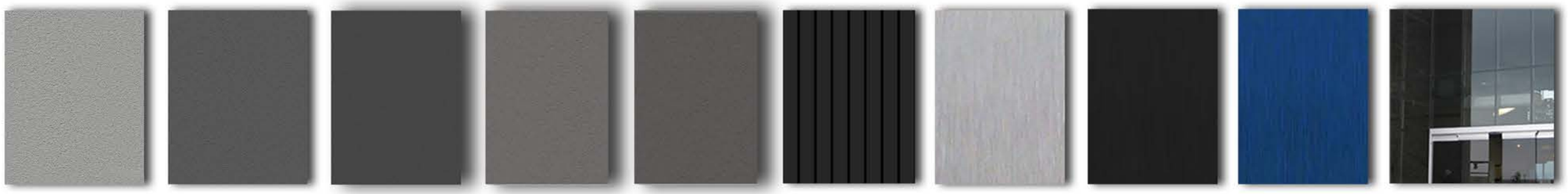
Exterior Elevations

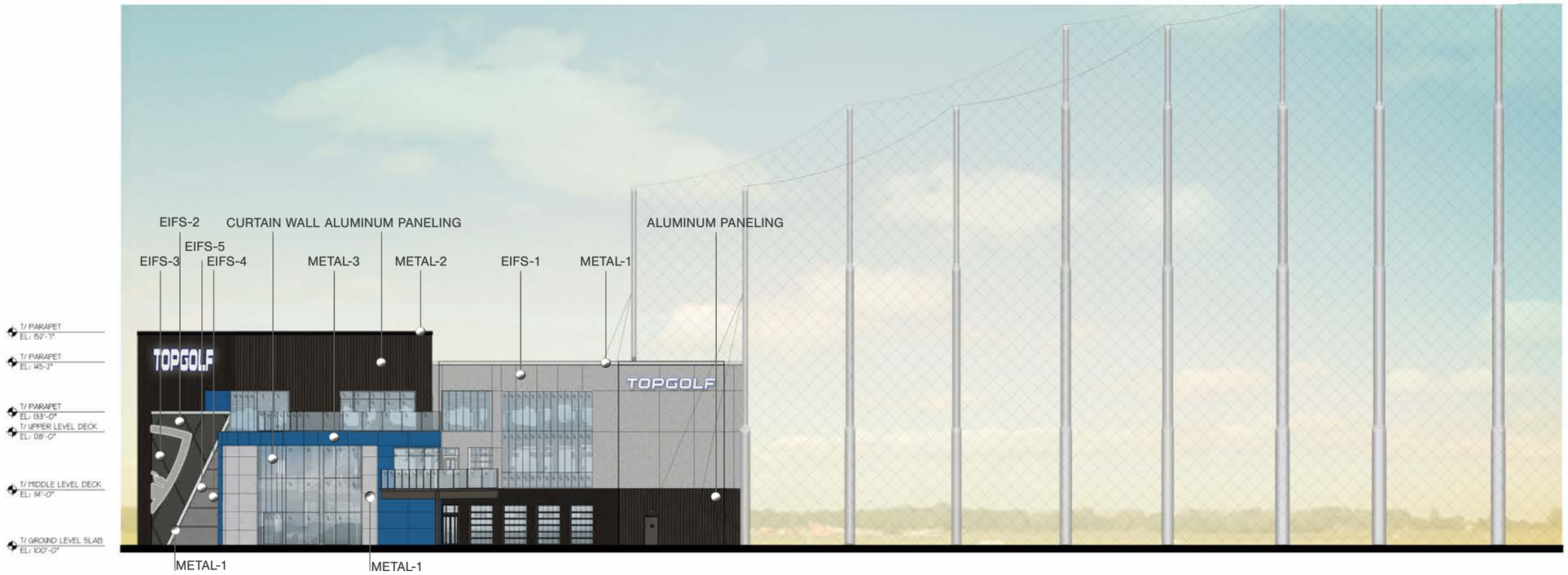
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Left Elevation

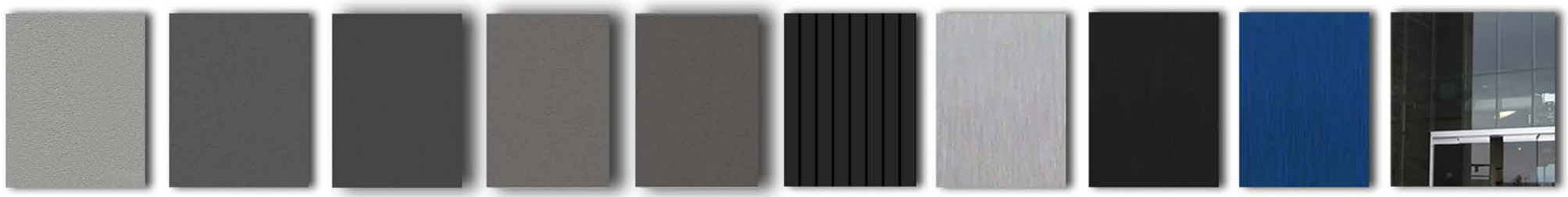
0' 8' 16' 32' 64'

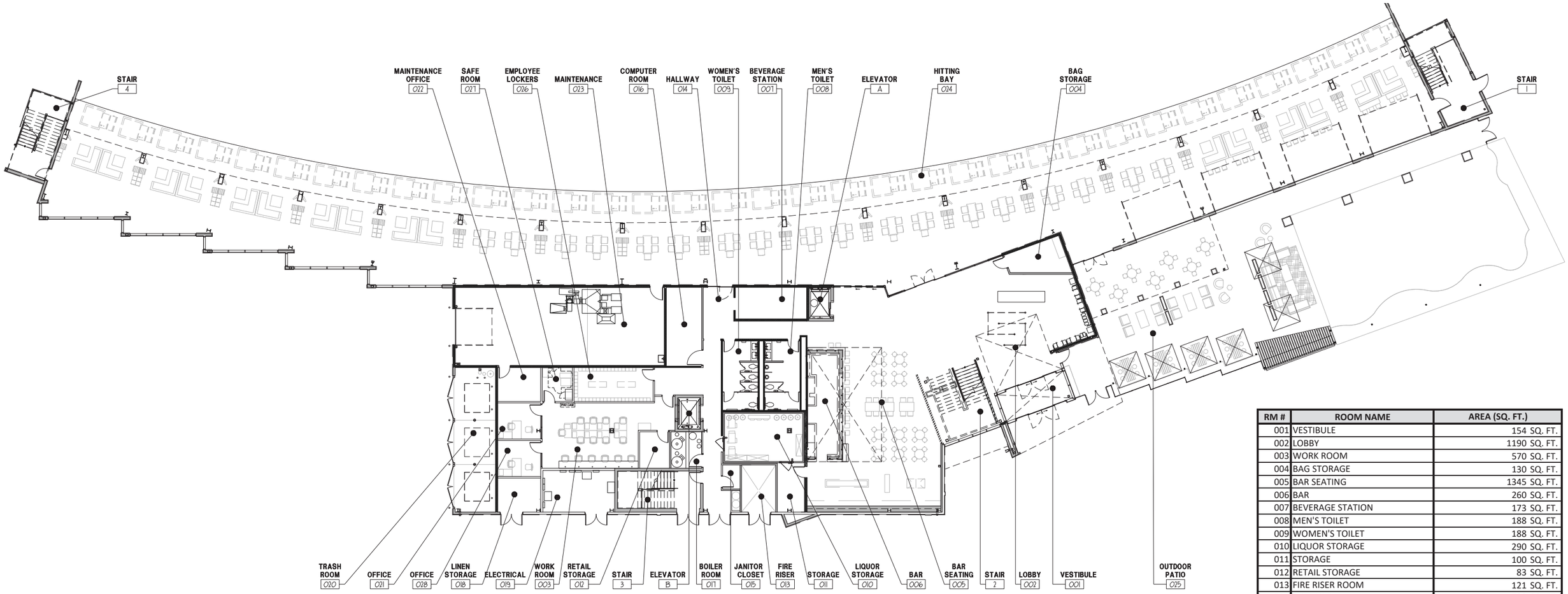


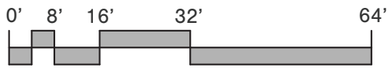


Right Elevation

0’ 8’ 16’ 32’ 64’







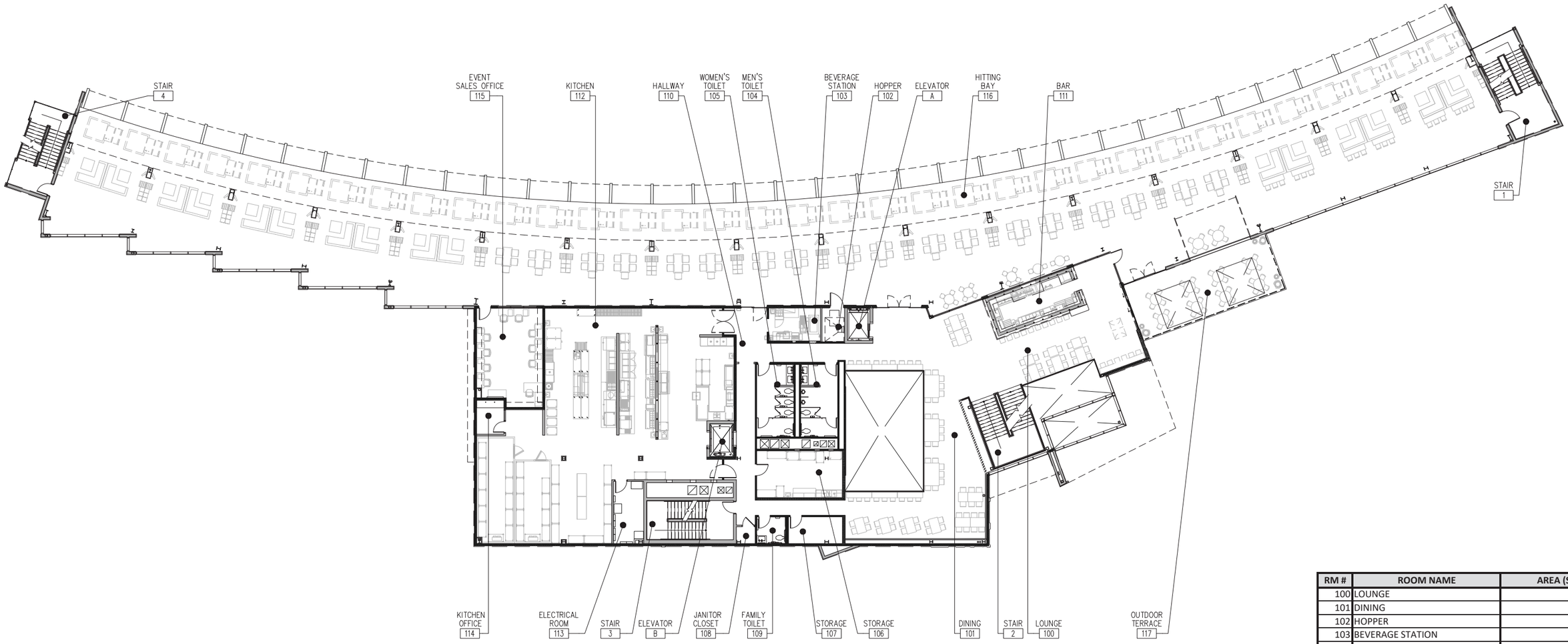
RM #	ROOM NAME	AREA (SQ. FT.)
001	VESTIBULE	154 SQ. FT.
002	LOBBY	1190 SQ. FT.
003	WORK ROOM	570 SQ. FT.
004	BAG STORAGE	130 SQ. FT.
005	BAR SEATING	1345 SQ. FT.
006	BAR	260 SQ. FT.
007	BEVERAGE STATION	173 SQ. FT.
008	MEN'S TOILET	188 SQ. FT.
009	WOMEN'S TOILET	188 SQ. FT.
010	LIQUOR STORAGE	290 SQ. FT.
011	STORAGE	100 SQ. FT.
012	RETAIL STORAGE	83 SQ. FT.
013	FIRE RISER ROOM	121 SQ. FT.
014	HALLWAY	593 SQ. FT.
015	JANITOR'S CLOSET	32 SQ. FT.
016	COMPUTER ROOM	213 SQ. FT.
017	BOILER ROOM	87 SQ. FT.
018	LINEN STORAGE	112 SQ. FT.
019	ELECTRICAL ROOM	230 SQ. FT.
020	TRASH ROOM	NOT INCLUDED - 449 SQ. FT.
021	OFFICE	121 SQ. FT.
022	MAINTENANCE OFFICE	111 SQ. FT.
023	MAINTENANCE	1252 SQ. FT.
024	HITTING BAY	3260 SQ. FT.
	HITTING BAY SEATING	4555 SQ. FT.
025	OUTDOOR PATIO	5418 SQ. FT.
026	EMPLOYEE LOCKERS	205 SQ. FT.
027	SAFE ROOM	79 SQ. FT.
028	OFFICE	118 SQ. FT.
GROUND LEVEL NET USEABLE FLOOR AREA		21178 SQ. FT.

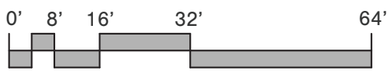
GROSS FLOOR AREA

21,461 TOTAL SQUARE FEET
AT GROUND LEVEL

Floor Plan - Ground Level

aria GROUP





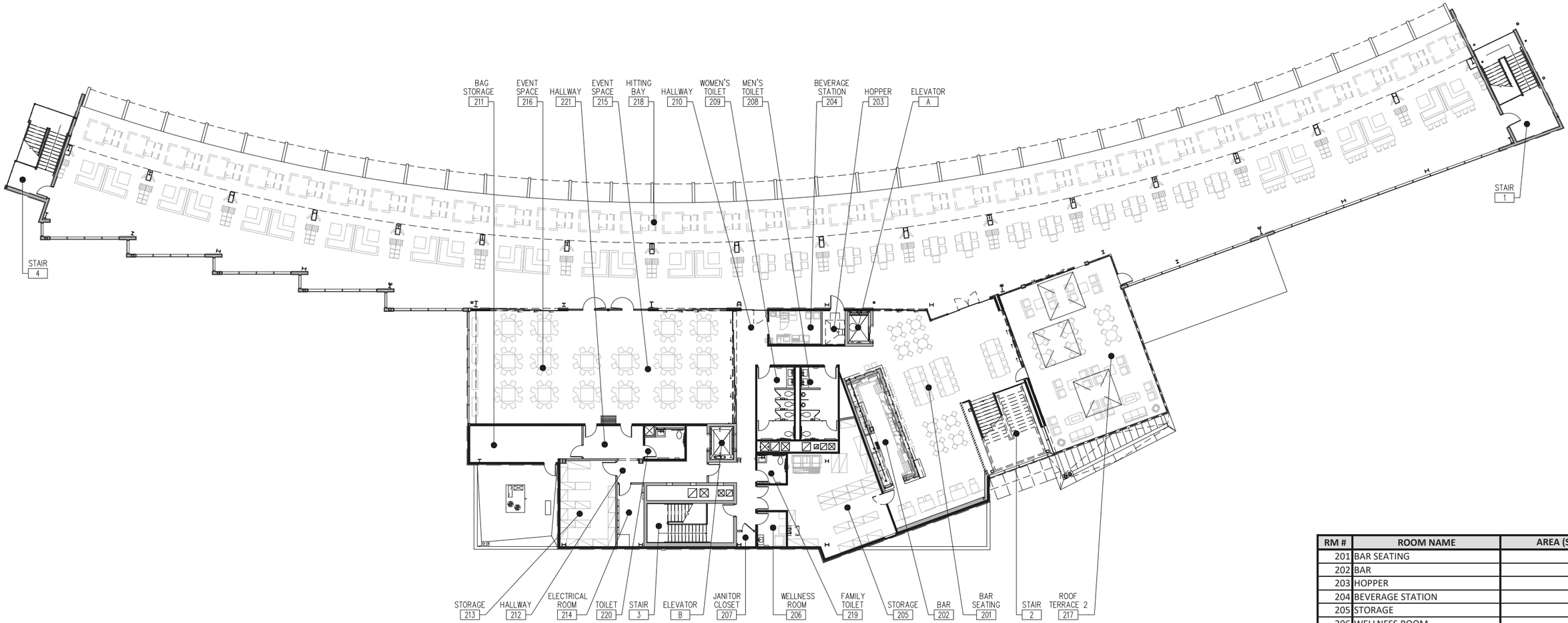
RM #	ROOM NAME	AREA (SQ. FT.)
100	LOUNGE	522 SQ. FT.
101	DINING	945 SQ. FT.
102	HOPPER	54 SQ. FT.
103	BEVERAGE STATION	120 SQ. FT.
104	MEN'S TOILET	188 SQ. FT.
105	WOMEN'S TOILET	188 SQ. FT.
106	STORAGE	282 SQ. FT.
107	STORAGE	101 SQ. FT.
108	JANITOR CLOSET	22 SQ. FT.
109	FAMILY TOILET	55 SQ. FT.
110	HALLWAY	570 SQ. FT.
111	BAR	204 SQ. FT.
112	KITCHEN	3047 SQ. FT.
113	ELECTRICAL ROOM	132 SQ. FT.
114	KITCHEN OFFICE	132 SQ. FT.
115	EVENT SALES OFFICE	434 SQ. FT.
116	HITTING BAY	3637 SQ. FT.
	HITTING BAY SEATING	4555 SQ. FT.
117	OUTDOOR TERRACE	609 SQ. FT.
	MIDDLE LEVEL NET USEABLE FLOOR AREA	**15631 SQ. FT.**

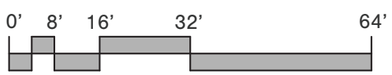
GROSS FLOOR AREA

20,655 TOTAL SQUARE FEET
AT MIDDLE LEVEL

Floor Plan - Middle Level

aria GROUP





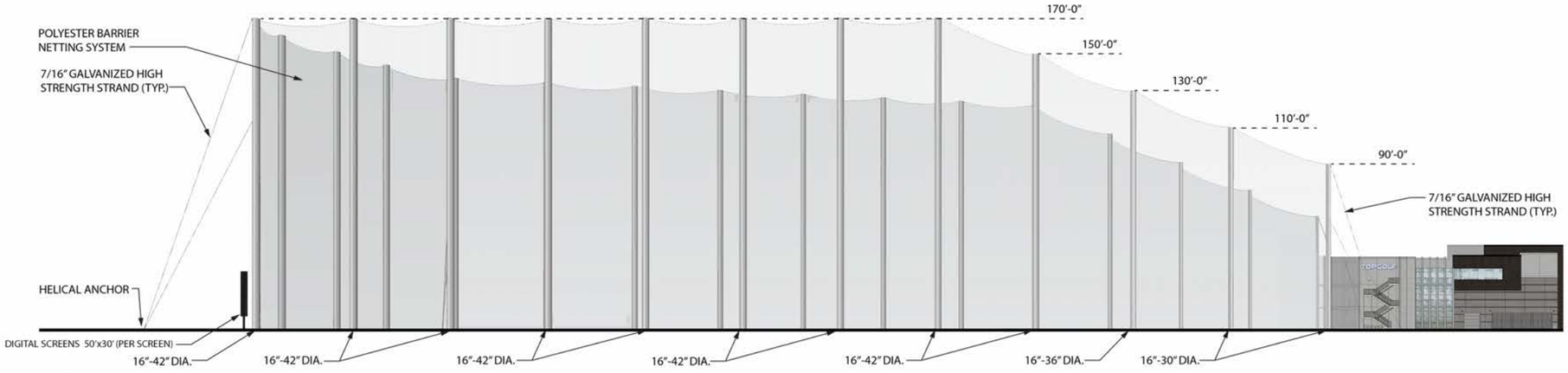
RM #	ROOM NAME	AREA (SQ. FT.)
201	BAR SEATING	1350 SQ. FT.
202	BAR	260 SQ. FT.
203	HOPPER	54 SQ. FT.
204	BEVERAGE STATION	120 SQ. FT.
205	STORAGE	730 SQ. FT.
206	WELLNESS ROOM	68 SQ. FT.
207	JANITOR CLOSET	19 SQ. FT.
208	MEN'S TOILET	188 SQ. FT.
209	WOMEN'S TOILET	188 SQ. FT.
210	HALLWAY	468 SQ. FT.
211	BAG STORAGE	277 SQ. FT.
212	HALLWAY	185 SQ. FT.
213	STORAGE	332 SQ. FT.
214	ELECTRICAL ROOM	116 SQ. FT.
215	EVENT SPACE	993 SQ. FT.
216	EVENT SPACE	1092 SQ. FT.
217	ROOF TERRACE	1364 SQ. FT.
218	HITTING BAY	4010 SQ. FT.
	HITTING BAY SEATING	4555 SQ. FT.
219	FAMILY TOILET	55 SQ. FT.
220	TOILET	77 SQ. FT.
221	HALLWAY	137 SQ. FT.
UPPER LEVEL NET USEABLE FLOOR AREA		16638 SQ. FT.

GROSS FLOOR AREA

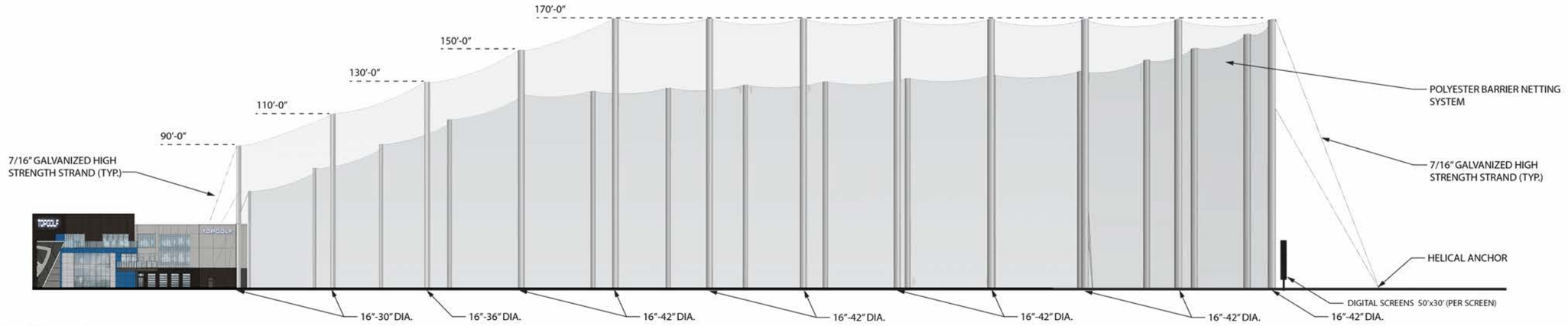
21,539 TOTAL SQUARE FEET
AT UPPER LEVEL

Floor Plan - Upper Level

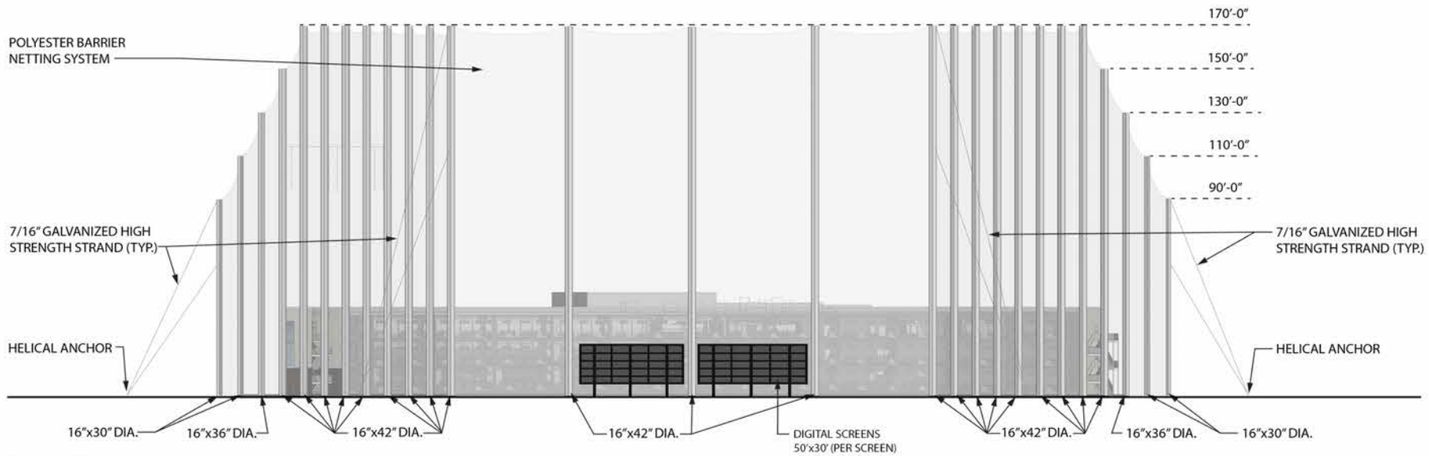
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Left Elevation



Right Elevation



Rear Elevation

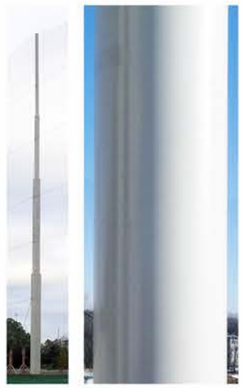


POLYESTER BARRIER NETTING SYSTEM

NETTING COMPONENT:
-COLOR: BLACK
-POLYESTER NETTING: 1" MESH SIZE
-LONG STITCH KNOT LESS JOIN
-RESIN DYE AND BONDING TREATMENT
-116.7 LB. AVERAGE SINGLE MESH BREAK STRENGTH

ATTACHMENT TWINE/HANGING TWINE:
-#48 BRAIDED POLYESTER TWINE
-375 LB. TENSILE STRENGTH
-DYE TREATED

PERIMETER BORDER ROPE & RIB-LINE/VERTICALS:
-3/8" BRAIDED SYNTHETIC COVER
-PARALLEL SYNTHETIC CORE
-3,500 LB. TENSILE STRENGTH



NETTING POLE
LIGHT GRAY

INITIAL STUDY
&
MITIGATED NEGATIVE DECLARATION

MONTEBELLO GOLF COURSE DRIVING RANGE RELOCATION PROJECT
988 VIA SAN CLEMENTE
MONTEBELLO, CALIFORNIA 90640

LEAD AGENCY:

CITY OF MONTEBELLO
PLANNING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT
1600 WEST BEVERLY BLVD.
MONTEBELLO, CALIFORNIA 90640

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

DECEMBER 12, 2019

MONT 030

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Montebello Golf Course Driving Range Relocation Project.

PROJECT ADDRESS: 988 Via San Clemente, Montebello, California 90640. APN 5267-010-907

APPLICANT: City of Montebello Planning Division, Community Development Department
1600 West Beverly Boulevard, Montebello, California 90640.

CITY AND COUNTY: Montebello, Los Angeles County.

DESCRIPTION: The City of Montebello is proposing to upgrade and modernize the City-owned Montebello Golf Course with the relocation and construction of a new driving range complex. The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course located at 988 Via San Clemente in the City of Montebello. The proposed improvements would be located in the northern portion of the golf course within an approximate 18-acre area. The 18-hole public golf course was last remodeled in 1998-99, reopening on May 7, 1999. The proposed project would allow the City to enhance the golf course to accommodate the changing needs of the golfing community, and is anticipated to increase revenues that would immediately benefit the City of Montebello. The proposed project would include the following elements:

- A new three level indoor driving range complex that would contain approximately 102 hitting bays. This new driving range replacement complex would have a total floor area of approximately 68,000 square-feet. The proposed driving range complex building would also include various eating and drinking establishments.

- The proposed improvements would also involve the installation of new netting and poles. The poles and netting would have a maximum height of one hundred-seventy (170) feet above the finished floor elevation of the new driving range building.

- Two (2) high definition digital screens (30’ x 50’) would be installed outside of the outfield netting. Both screens would be oriented towards the building and would be used for the operation of the venue.

- A new surface parking area, containing between 450-500 spaces, would be provided to the west of the new main driving range complex.

- A new miniature golf operation would be constructed to the south of the main driving range complex.

- The proposed improvements would also include construction of new outdoor seating, patio, and dining areas.

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project would not result in any potentially significant environmental impacts. For this reason, the City of Montebello determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may also be made based on the analysis contained in the attached Initial Study:

- The proposed project *would not* have the potential to degrade the quality of the environment.
- The proposed project *would not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *would not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The proposed project *would not* have environmental effects that would adversely affect humans, either directly or indirectly.

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Appendices (Provided under a separate cover)

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

As part of the proposed Montebello Golf Course Driving Range Relocation Project (the "proposed project"), the City of Montebello is proposing to upgrade and modernize the City-owned Montebello Golf Course. The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course located at 988 Via San Clemente in the City of Montebello. The proposed improvements would be located in the northern portion of the golf course within an approximate 18-acre area. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range complex that would contain approximately 102 hitting bays. The proposed driving range complex building would also include various eating and drinking establishments. The proposed improvements would also involve the installation of new netting and poles, two high definition digital screens that would be oriented towards the driving range suites, the construction of a new surface parking area with 450 to 500 spaces, the construction of a new miniature golf operation, and the construction of new outdoor seating, patio, and dining areas.

The City of Montebello is the designated *Lead Agency* for the proposed project and would be responsible for the project's environmental review.[1] The proposed development is considered to be a project pursuant to the California Environmental Quality Act (CEQA).[2] As part of the proposed project's environmental review, the City of Montebello authorized the preparation of this Initial Study.[3] Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and analysis of the City of Montebello, in its capacity as the Lead Agency. The purposes of this Initial Study include the following:

- To provide the City information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration;
- To facilitate the project's environmental assessment early in the design and development of the project;
- To eliminate unnecessary EIRs;
- To determine the nature and extent of any impacts associated with the proposed project; and,
- To enable the modification of the project to mitigate adverse impacts of the project.

Based on the results of this Initial Study, the City determined that a Mitigated Negative Declaration (MND) is the appropriate environmental document for the project's environmental review pursuant to CEQA. This Initial Study and Mitigated Negative Declaration (IS/MND) and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the

[1] California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. §21067.

[2] California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). §15060 (b).

[3] California, State of. *California Environmental Quality Act (CEQA) Guidelines § 15050*. As Amended.

public for review and comment. The City's contact person for this project is identified below:

Mr. Joseph Palombi, Interim Director of Planning and Community Development
Planning Division, Community Development Department
1600 West Beverly Boulevard
Montebello, California 90640

The Notice of Intent to Adopt a Mitigated Negative Declaration that is attached to this IS/MND, indicates public review period, including the deadline for receiving comments on IS/MND.

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction,* provides the procedural context surrounding this Initial Study's preparation and insight into its composition.

- *Section 2 Project Description,* provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.

- *Section* 3 *Environmental Analysis,* includes an analysis of potential impacts associated with the proposed project's construction and the subsequent operation.

- *Section 4 Findings,* indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance. In addition, this section also includes the Mitigation Monitoring and Reporting Program (MMRP).

- *Section 5 References,* identifies the sources used in the preparation of this Initial Study.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any unmitigable, significant impacts on the environment. For this reason, the City of Montebello determined that a MND is the appropriate CEQA document for the proposed project. The findings of this Initial Study are summarized in Table 1-1 provided on the following pages.

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.1 AESTHETICS *Except as provided in Public Resources Code Section 21099, would the project:*				
3.1.A. *Have a substantial adverse effect on a scenic vista?*			**X**	
3.1.B. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*				**X**
3.1.C. *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*				**X**
3.1.D. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*		**X**		
SECTION 3.2 AGRICULTURE AND FORESTRY RESOURCES *Would the project:*				
3.2.A. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*				**X**
3.2.B. *Conflict with existing zoning for agricultural use, or a Williamson Act Contract?*				**X**
3.2.C. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*				**X**
3.2.D. *Result in the loss of forest land or conversion of forest land to a non-forest use?*				**X**
3.2.E. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*				**X**
SECTION 3.3 AIR QUALITY *Would the project:*				
3.3.A. *Conflict with or obstruct implementation of the applicable air quality plan?*			**X**	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.3.B. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard*?		**X**		
3.3.C. *Expose sensitive receptors to substantial pollutant concentrations*?			**X**	
3.3.D. *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people*				**X**
SECTION 3.4 BIOLOGICAL RESOURCES *Would the project:*				
3.4.A. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service*?				**X**
3.4.B. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service*?				**X**
3.4.C. *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means*?				**X**
3.4.D. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites*?				**X**
3.4.E. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance*?			**X**	
3.4.F. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan*?				**X**
SECTION 3.5 CULTURAL RESOURCES *Would the project:*				
3.5.A. *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5*?				**X**
3.5.B. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5*?		**X**		

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.5.C. *Disturb any human remains, including those interred outside of dedicated cemeteries?*				**X**
SECTION 3.6 ENERGY *Would the project:*				
3.6.A. *Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation*?			**X**	
3.6.B. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency*?			**X**	
SECTION 3.7 GEOLOGY AND SOILS *Would the project:*				
3.7.A. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Strong seismic ground–shaking? Seismic-related ground failure, including liquefaction? Landslides?*			**X**	
3.7.B. *Result in substantial soil erosion or the loss of topsoil*?			**X**	
3.7.C *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse*?			**X**	
3.7.D. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property*?			**X**	
3.7.E. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water*?				**X**
3.7.F. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature*?				**X**
SECTION 3.8 GREENHOUSE GAS EMISSIONS *Would the project:*				
3.8.A. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment*?			**X**	
3.8.B. *Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases*?			**X**	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.9 HAZARDS AND HAZARDOUS MATERIALS *Would the project:*				
3.9.A. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*			**X**	
3.9.B. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*				**X**
3.9.C. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*				**X**
3.9.D. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*				**X**
3.9.E. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*				**X**
3.9.F. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*				**X**
3.9.G. *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire?*				**X**
SECTION 3.10 HYDROLOGY AND WATER QUALITY *Would the project:*				
3.10.A. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*			**X**	
3.10.B. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*			**X**	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.10.C. *Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?*				**X**
3.10.D. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*				**X**
3.10.E. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*				**X**
SECTION 3.11 LAND USE AND PLANNING *Would the project:*				
3.11.A. *Physically divide an established community?*				**X**
3.11.B. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*				**X**
SECTION 3.12 MINERAL RESOURCES *Would the project:*				
3.12.A. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?*				**X**
3.12.B. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*				**X**
SECTION 3.13 NOISE *Would the project:*				
3.13.A. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*				**X**
3.13.B. *Generation of excessive ground-borne vibration or ground-borne noise levels ?*			**X**	
3.13.C. *For a project located within the vicinity of a private airstrip or- an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*				**X**

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.14 POPULATION AND HOUSING *Would the project:*				
3.14.A. *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*				**X**
3.14.B. *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*				**X**
SECTION 3.15 PUBLIC SERVICES. *Would the project:*				
3.15.A. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:* Fire protection services; Police protection; Schools; Parks; other Governmental facilities*?*			**X**	
SECTION 3.16 RECREATION. *Would the project*				
3.16.A. *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated*?				**X**
3.16.B. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment*?				**X**
SECTION 3.17 TRANSPORTATION *Would the project:*				
3.17.A. *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities*?			**X**	
3.17.B. *Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)*?			**X**	
3.17.C. *Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)*)?			**X**	
3.17.D. *Result in inadequate emergency access*?				**X**

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.18 TRIBAL CULTURAL RESOURCES. *Would the project:*				
3.18.A. *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe*5020.1(k)?			**X**	
SECTION 3.19 UTILITIES AND SERVICE SYSTEMS *Would the project:*				
3.19.A. *Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts*?				**X**
3.19.B. *Have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years*?			**X**	
3.19.C. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments*			**X**	
3.19.D. *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals*?			**X**	
3.19.E. *Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste*?				**X**

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.20 WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*				
3.20.A. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*				**X**
3.20.B. *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*			**X**	
3.20.C. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*				**X**
3.20.D. *Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*				**X**
SECTION 3.21 MANDATORY FINDINGS OF SIGNIFICANCE				
3.21.A. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*				**X**
3.21.B. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*				**X**
3.21.C. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*				**X**

SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Montebello is proposing to replace and modernize the existing golf driving range located within the Montebello Golf Course. The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course located at 988 Via San Clemente in the City of Montebello. The proposed improvements would be located in the northern portion of the golf course within an 18-acre area. The proposed project would involve the construction of a new 68,000 square feet, three level indoor driving range building that would contain approximately 102 hitting bays.

The proposed driving range complex building would also include various eating and drinking establishments. The proposed improvements would also involve the installation of new netting and poles, two high definition digital screens that would be oriented towards the driving range suites, the construction of a new surface parking area with 450 to 500 spaces, the construction of a new miniature golf operation and the construction of new outdoor seating, patio, and dining areas. Access to the site would be provided by the northwestern corner of the intersection located along Garfield Avenue and San Clemente. The project site's zoning designation is One-Family Residential (R-1). The project is described in greater detail in Section 2.4.

2.2 PROJECT LOCATION

The Montebello Golf Course is located in the northern part of the City of Montebello. The City of Montebello is located approximately eight miles southeast of downtown Los Angeles and is bounded by Commerce on the west, unincorporated East Los Angeles on the north and Monterey Park on the north, the cities of Pico Rivera, Whittier, Santa Fe Springs, and South El Monte on the east, and the City of Downey on the south.[4] Regional access to the City of Montebello is provided by the San Gabriel River Freeway (1-605), the Santa Ana Freeway (I-5), and the Pomona Freeway (SR-60).[5] The proposed improvements would be located in the northern portion of the existing golf course. The legal address of the golf course is 988 Via San Clemente. The site's corresponding Assessor Parcel Number (APN) is 5267-010-907.[6]

Major streets located in the vicinity of the project site includes Garfield Avenue, a north-south street that extends along the north-south side of the project site, and Via San Clemente, located along the site's east side. Major east-west regional access to the site is provided by the Pomona Freeway (SR-60). Via Campo provides a direct access to the aforementioned Freeway. Beverly Boulevard is located approximately ½ mile to the south of the site. The location of the City of Montebello in a regional context is shown in Exhibit 2-1. An area wide map is shown in Exhibit 2-2. Finally, a vicinity map is provided in Exhibit 2-3.

[4] United States Geological Survey. *Los Angeles 7½ Minute Quadrangle.*

[5] Google Earth. Website accessed on August 20, 2019.

[6] Los Angeles County Tax Assessor. https://portal.assessor.lacounty.gov/parceldetail. Website accessed on December 5, 2019.

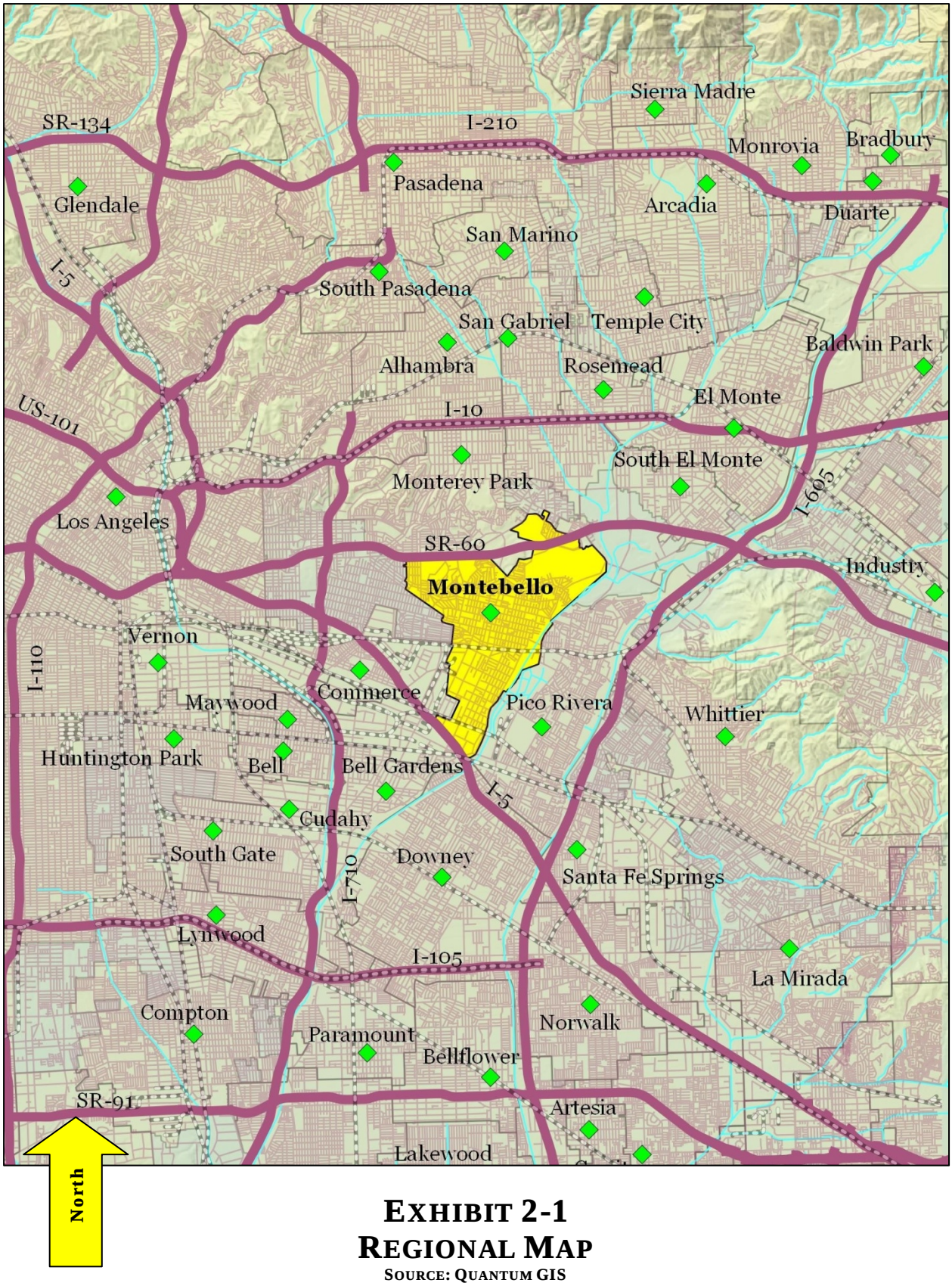


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

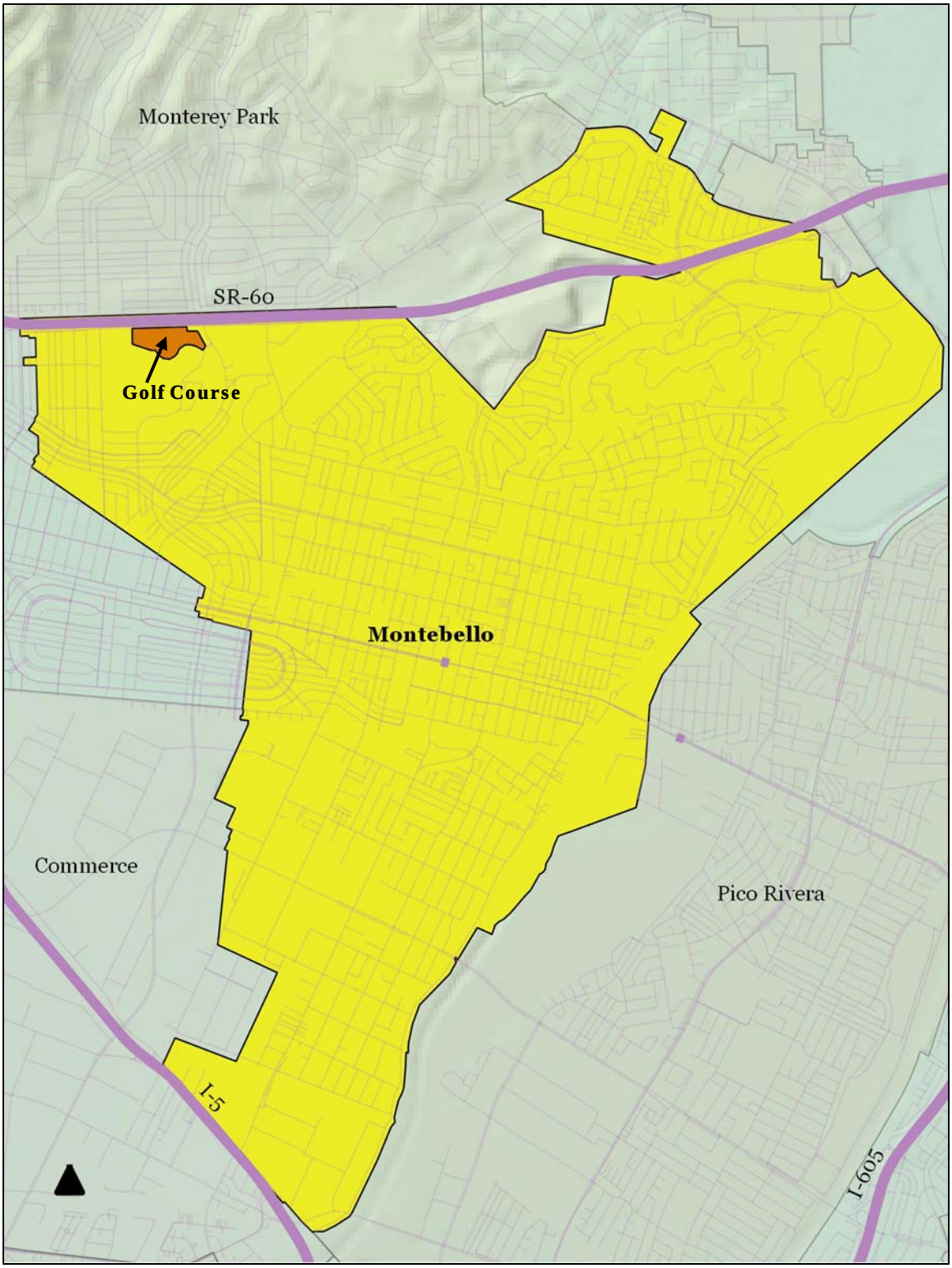


EXHIBIT 2-2
CITY WIDE MAP
SOURCE: QUANTUM GIS

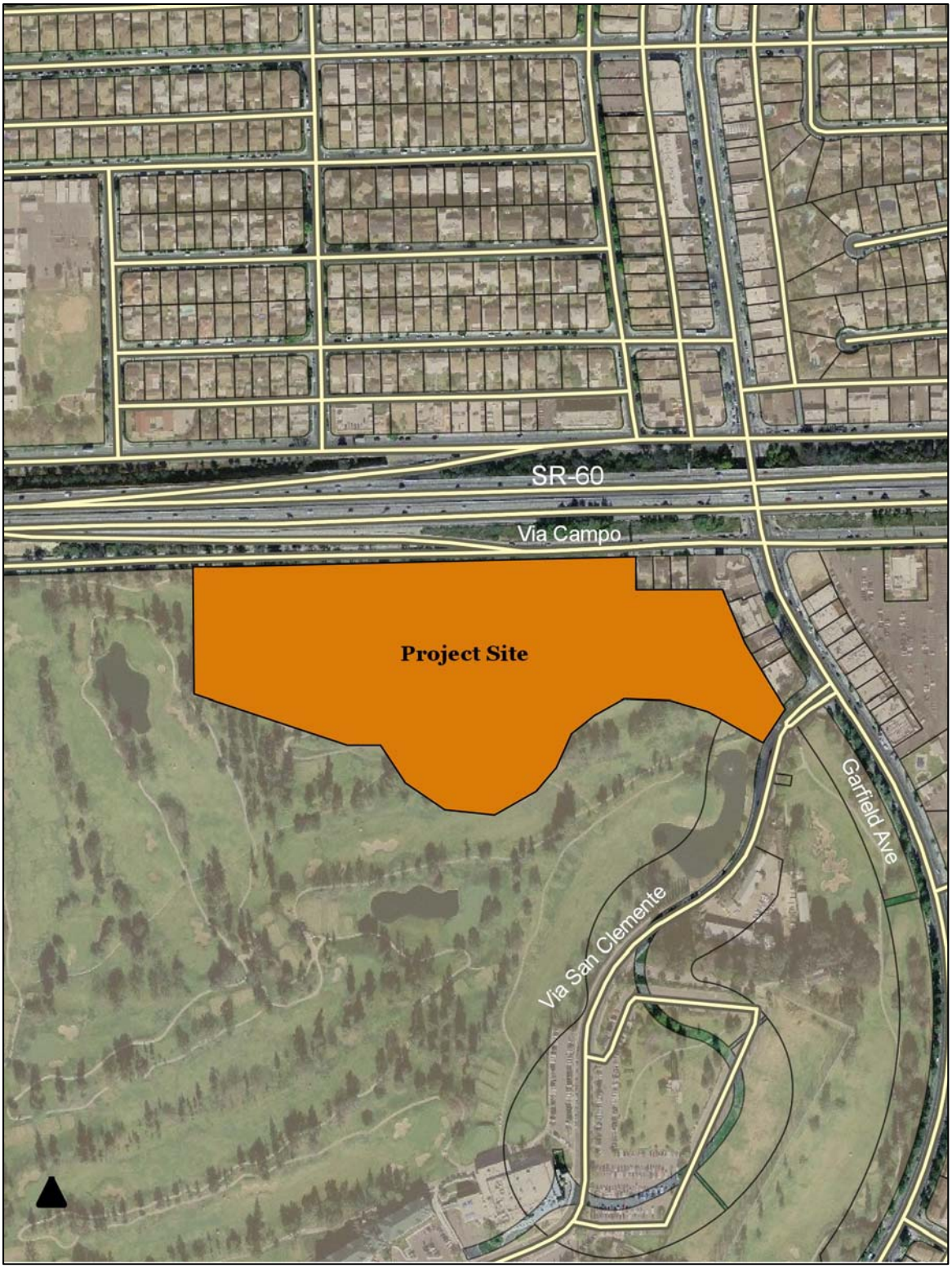


EXHIBIT 2-3
VICINITY MAP
SOURCE: QUANTUM GIS

2.3 ENVIRONMENTAL SETTING

The Montebello Golf Course area is located in the northwestern portion of the City. The following land uses and development are located near the Montebello Golf Course:

- *North of the Site*. Via Campo Street is located along the northern boundary of the project site. Further north, on the north side of Via Campo is the Pomona Freeway.

- *South of the Site*. Via San Clemente is located along the southern boundary of the project site. Uses and development located south of Via San Clemente include the Armenian Genocide Martyrs Monument, and residential neighborhoods.

- *East of the Site*. N. Garfield Avenue extends along the east side of the project site. Uses that are located to the east of the project site include a Jack in the Box, Ordoñez Mexican Restaurant & Cantina, and other commercial uses. Uses located further east of N. Garfield Avenue are residential neighborhoods.

- *West of the Site*. Single-family homes located along both sides of Findley Avenue extend along the west side of the Montebello Golf Course property.[7]

The proposed improvements would occupy an 18-acre area located in the northern portion of the Montebello Golf Course. That area is currently improved with and developed as a golf course.[8] An aerial photograph is provided in Exhibit 2-4. Photographs of the project site are provided in Exhibits 2-5 and 2-6.

2.4 PROJECT DESCRIPTION

2.4.1 PROJECT BACKGROUND

The City of Montebello is proposing to replace and modernize the existing golf driving range within the City-owned Montebello Golf Course. The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Country Club located at 988 Via San Clemente in the City of Montebello. The proposed improvements would be located in the northern portion of the golf course within an 18-acre area. The existing 18-hole public golf course was last remodeled in 1998-99, reopening on May 7, 1999. The proposed project would allow the City to enhance the golf course to accommodate the changing needs of the golfing community. The proposed improvements are also anticipated to increase revenues that would immediately benefit the City of Montebello.

[7] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on December 6, 2019.

[8] Los Angeles County Tax Assessor. https://portal.assessor.lacounty.gov/parceldetail. Website accessed on December 5, 2019.



EXHIBIT 2-4
AERIAL PHOTOGRAPH
Source: Quantum GIS

North





EXHIBIT 2-5
PHOTOGRAPHS OF THE PROJECT SITE
Source: Blodgett/Baylosis Environmental Planning



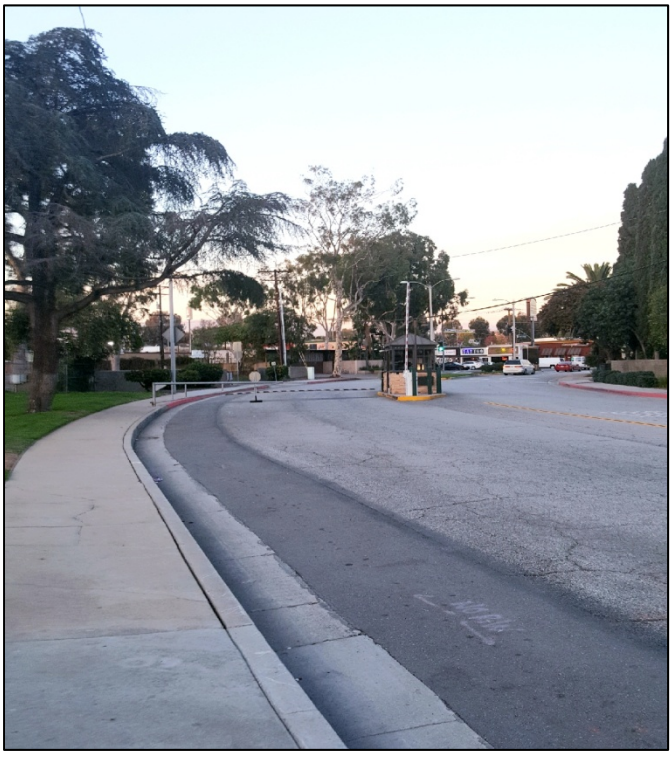


EXHIBIT 2-6
PHOTOGRAPHS OF THE PROJECT SITE
Source: Blodgett/Baylosis Environmental Planning

2.4.2 PHYSICAL CHARACTERISTICS

The City of Montebello is proposing to replace and modernize the existing golf driving range within the City-owned Montebello Golf Course. The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Country Club located at 988 Via San Clemente in the City of Montebello. The proposed improvements would be located in the northern portion of the golf course within an 18-acre area. The proposed project's site plan, shown in Exhibit 2-7, would include the following elements:

- *Main Driving Range Center*. A new three level indoor driving range complex that would contain approximately 102 hitting bays would be constructed. This new building would have a total floor area of approximately 68,000 square-feet. The proposed driving range complex building would include various amenities including restaurants, lounge areas, entertainment areas, drinking establishments.[9] Refer to *Location #A* shown on Exhibit 2-7.

- *Netting and Poles*. The proposed improvements would also involve the installation of new netting and poles. The new poles and netting would have a maximum height of one hundred-seventy (170) feet above the finished floor elevation of the building.[10] Refer to *Location #B* shown on Exhibit 2-7.

- *Digital Screens*. Two (2) high definition digital screens (30'x50') would be installed outside of the outfield netting. Both screens would be oriented towards the building and would be used for the operation of the venue.[11] Refer to *Location #C* shown on Exhibit 2-7.

- *Miniature Golf Course*. A new miniature golf operation would be constructed to the south of the main driving range complex.[12] Refer to *Location #D* shown on Exhibit 2-7.

- *Outdoor Amenities*. The proposed improvements would also include construction of new outdoor seating, patio, and dining areas.

- *Surface Parking*. A new surface parking area, containing between 450-500 spaces, would be provided to the west of the new main driving range complex.[13] Refer to *Location #E* shown on Exhibit 2-7.

- *Access and Circulation*. Primary vehicular access (both ingress and egress) to the project area would continue to be located via the existing Golf Course's entrance just west of the Via San Clemente and Garfield Avenue intersection. The two full-access driveways provided on Via San Clemente would accommodate customers and patrons entering and exiting the project site.

[9] City of Montebello, Mr. Joseph Palombi, Interim Community Development Director.

[10] Ibid.

[11] Ibid.

[12] Ibid.

[13] Ibid.

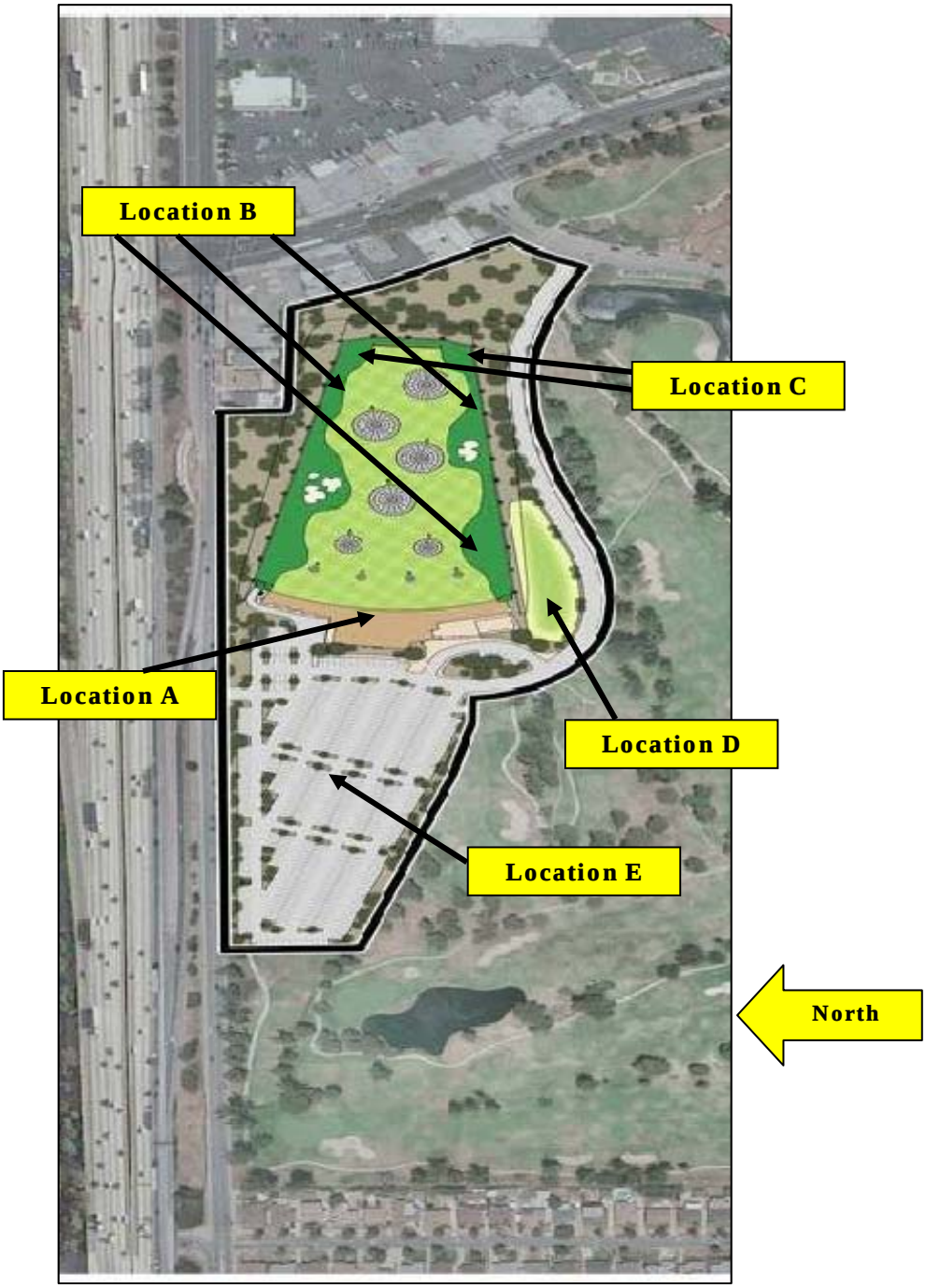


EXHIBIT 2-7
PROPOSED SITE PLAN
SOURCE: TREND SPORTS, LLC

The proposed project is summarized in Table 2-1, which is shown below. The proposed site plan is provided in Exhibit 2-7 and the building elevations are provided in Exhibit 2-8.

Table 2-1
Project Summary Table

Project Element	Description
Site Area	18-acres (750,000 sq. ft.)
Total Building Floor Area	68,000 sq. ft.
Hitting Bays	102
Lot Coverage	3%
FAR	0.09 to 1.0
Maximum Building Height	Three Levels
Building Occupancy	Maximum of 750 Persons
Parking	450 to 500 spaces.

Source: City of Montebello

2.4.3 CONSTRUCTION CHARACTERISTICS

The construction of the phase for the proposed project would take approximately eight months to complete. The key construction phases are outlined below:

- *Site Preparation*. The project site would be readied for the construction during this construction phase. The project site would undergo finished grading during this phase. This phase would take approximately one month to complete.

- *Construction*. The new driving range building and the other structural improvements would be constructed during this phase. This phase would take approximately five months to complete.

- *Paving*. This phase would involve the paving of the new parking area and the internal roadway. This phase would take approximately one month to complete.

- *Landscaping and Finishing*. This phase would involve the installation of the landscaping and the completion of the on-site improvements. This phase would take approximately one month to complete.

2.4.4 OPERATIONAL CHARACTERISTICS

The Montebello Campus hours of operation would be between 9:00 AM to 2:00 AM daily. The proposed improvements would employ approximately 250 persons.

2.5 DISCRETIONARY ACTIONS

The proposed project would not be subject to any discretionary review. Section 17.02.030 of the City of Montebello Municipal Code states that City-owned properties are exempt from discretionary review. Other permits would be required as part of the proposed project's implementation. These other permits will include, but may not be limited to, a Grading Permit, a Building Permit, and an Occupancy Permit.

SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 3.1);
- Agriculture and Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural Resources (Section 3.5);
- Energy (Section 3.6);
- Geology and Soils (Section 3.7);
- Greenhouse Gas Emissions (Section 3.8);
- Hazards and Hazardous Materials (Section 3.9);
- Hydrology and Water Quality (Section 3.10);
- Land Use and Planning (Section 3.11);
- Mineral Resources (Section 3.12);
- Noise (Section 3.13);
- Population and Housing (Section 3.14);
- Public Services (Section 3.15);
- Recreation (Section 3.16);
- Transportation (Section 3.17);
- Tribal Cultural Resources (Section 3.18);
- Utilities and Service Systems (Section 3.19);
- Wildfire (Section 3.20); and,
- Mandatory Findings of Significance (Section 3.21).

The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact*. The proposed project will not result in any adverse environmental impacts.

- *Less than Significant Impact*. The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Montebello or other responsible agencies consider to be significant.

- *Less than Significant Impact with Mitigation*. The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of the recommended mitigation measures.

- *Potentially Significant Impact*. The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

3.1 AESTHETICS

3.1.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project, except as provided in Public Resources Code Section 21099, have a substantial adverse effect on a scenic vista? ● Less than Significant Impact?

The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range replacement complex that would contain approximately 102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. The proposed improvements would also involve the installation of new netting and poles, two high definition digital screens that would be oriented towards the driving range suites, the construction of a new surface parking area with 450 to 500 spaces, the construction of a new miniature golf operation and the construction of new outdoor seating, patio, and dining areas.

The project site is located in the midst of an urban environment with no notable topographical features in the vicinity, and the overall topography of the area is generally level. The Montebello Hills located four miles to the east. Other topographical feature in the area include the Puente Hills located 14 miles to the southeast; the Los Angeles River located 8 miles to the southwest; and the Rio Hondo River located 10 miles to the south. Once constructed, the new golf course development would not obstruct any views from residential and other uses because of the topography and the large number of mature trees. As a result, no impacts would occur.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ● No Impact.

According to the California Department of Transportation (Caltrans), Via Campo is not a designated scenic highway.[14] In addition, the project site does not contain any scenic rock outcroppings.[15] Lastly, the project site does not contain any buildings listed in the State or National registrar (refer to Section 3.5). In addition, the proposed new improvements must comply with the City's Graffiti Control Ordinance. As a result, no impacts would occur.

C. Would the project's location, in a non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ● No Impact.

The existing project site itself currently is occupied by the Montebello Golf Course. Since the project would enhance the golf facilities and provide additional uses. As indicated previously, the project site is

[14] California Department of Transportation. *Official Designated Scenic Highways.* www.dot.ca.gov

[15] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on December 6, 2019.

covered with landscape and vegetation, and would be located in the northernmost portion of the existing Montebello Golf Course. Therefore, the completed project would not obstruct nor degrade the existing Montebello Golf Course and, as a result, no impacts would occur.

D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ● Less than Significant Impact with Mitigation.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The project area is located in largely urbanized and residential zone area. The nearest sensitive receptors include the homes that are located 21.9 meters east from the project site.[16] Although residential properties are adjacent to the project site, the proposed project would incorporate lighting fixtures that would help eliminate light spillover.

Future sources of light emanating from the project site include vehicular headlights, interior lighting, and exterior lighting including driving range lighting, street lighting, security lighting, and parking area lighting. The proposed project would be required to adhere to Section 19.19.130 of the City's municipal code, which states the following: "All lights shall be directed, oriented, and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way, and into driveway areas in a manner that would obstruct drivers' vision. Landscape lighting shall be low-level, unobtrusive fixtures."[17]

The outdoor recreation and entertainment facility would be permitted to have exposed LED lighting strips at each hitting bay in conjunction with its regular operation. These exposed LED lighting strips would be mounted directly to the structure above each hitting bay, offset slightly from the edge, and in conformance with the City's specifications. Lighting would be shielded using cut-off type luminaries and be directed inwards toward the property so as not to shine directly into adjacent properties or rights of way. The requirement for cut-off type luminaries would not extend to the outdoor recreation and entertainment facility, as the proposed outfield lighting would consist of exposed LED light strips directed horizontally towards the outfield playing surface. The outdoor recreation and entertainment facility may be permitted to adjust the lighting levels of the outfield lights outside of its business hours, except as required for its maintenance operations. The following mitigation measures would be required to ensure that light trespass and spillover would not adversely affect the housing units:

- The Contractors must also submit an exterior lighting plan for review and approval by the Community Development Department prior to the issuance of building permits.

- The signs must not include flashing, intermittent or moving lights, and must not emit light that may obstruct or impair the vision of any driver.

- The security and parking area lighting must be designed so as to prevent spillover lighting and/or glare that could affect the vision of drivers on Via Campo Street on the adjacent residential properties.

[16] Google Earth. Website accessed on December 6, 2019

[17] City of Montebello Municipal Code. *Section 19.19.130(F).*

With adherence the above mitigation measures, the project's potential impacts would be less than significant.

3.1.2 MITIGATION MEASURES

The following mitigation measures would be required to ensure that light trespass and spillover would not adverse affect the housing units:

Mitigation Measure No. 1 (Light and Glare Impacts). The Contractors must also submit an exterior lighting plan for review and approval by the Community Development Department prior to the issuance of building permits.

Mitigation Measure No. 2 (Light and Glare Impacts). The signs must not include flashing, intermittent or moving lights, and must not emit light that may obstruct or impair the vision of any driver.

Mitigation Measure No. 3 (Light and Glare Impacts). The security and parking area lighting must be designed so as to prevent spillover lighting and/or glare that could affect the vision of drivers on Garfield Avenue and Via San Clemente.

3.2 AGRICULTURE & FORESTRY RESOURCES

3.2.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ● No Impact.

The proposed project improvements would be located within the northern portion of the existing Montebello Golf Course. The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range complex that would contain approximately 102 hitting bays.

According to the California Department of Conservation, the project site does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[18] The project site is located within a largely developed area of the City and there are no areas in close proximity to the project site that are classified as "Prime Farmland." Since the implementation of the proposed project would not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts would occur.

[18] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2014.* ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/ora14.pdf.

B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract? ● No Impact.

The project site is located within the larger Montebello Golf Course that is currently zoned as (R-1) *One-Family Residential.*[19] The project's implementation would not require a zone change. Therefore, no loss in land zoned for agriculture would occur. The existing site is the Montebello Golf Course, and there are no ongoing agricultural activities located within the property. According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.[20] Thus, no impacts on existing Williamson Act Contracts or land zoned for agricultural use would occur.

C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ● No Impact.

The proposed development would occur within the existing Montebello Golf Course. The project site is located in the midst of a larger urban area and no forest lands are located within the site. There are no timberland resources present on-site. As a result, no impacts on forest land or timber resources would result from the proposed project's implementation.

D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use? ● No impact.

No forest lands are located within the vicinity of the project site. As a result, no loss or conversion of forest lands would result from the proposed project's implementation and no impacts would occur and no mitigation is required.

E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ● No Impact.

The project would not result in a loss of farmland to non-agricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farm land or forest land. As a result, no impacts would result from the implementation of the proposed project.

3.2.2 MITIGATION MEASURES

The analysis determined that there are no agricultural or forestry resources in the project area and that the implementation of the proposed project would not result in any impacts on these resources. As a result, no impacts on agriculture or forestry resources would occur and no mitigation is required.

[19] City of Montebello Zoning Map. Website accessed on December 6, 2019.

[20] California Department of Conservation. *State of California Williamson Act Contract Land.* ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf. Website accessed on July 23, 2018

3.3 AIR QUALITY

3.3.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project conflict with or obstruct implementation of the applicable air quality plan? ● Less than Significant Impact.

The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project will involve the construction of a new 68,000 square foot, three level indoor driving range complex that would contain approximately 102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. The proposed improvements would also involve the installation of new netting and poles, two high definition digital screens that would be oriented towards the driving range suites, the construction of a new surface parking area with 450 to 500 spaces, the construction of a new miniature golf operation and the construction of new outdoor seating, patio, and dining areas.

The City of Montebello is located within the South Coast Air Basin (SCAB), which includes a 6,600 square-mile area within Los Angeles County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the SCAB is monitored by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations located throughout the area.[21] The SCAQMD has established thresholds of significance for the following criteria pollutants:

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).

- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.

- *Nitrogen oxides (NOx)* are a yellowish-brown gas, which at high levels can cause breathing difficulties. NOx is formed when nitric oxide (a pollutant from internal combustion processes) combines with oxygen.

- *Sulfur dioxide (SO_2)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.

- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation.

[21] South Coast Air Quality Management District, *Final 2016 Air Quality Plan*, Adopted March 10, 2017.

Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen oxides;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM_{10};
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen oxides;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM_{10};
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.

The SCAQMD's Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:[22] *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation. *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.[23] In addition, the project's operational emissions are well within the emissions projections identified in the 2016 AQMP. In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions would be below levels that the SCAQMD considers to be a significant impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). The construction emissions would be below the thresholds of significance established by the SCAQMD (the project's construction emissions are summarized in Table 3-1).

The proposed project would also conform to Consistency Criteria 2 since it would not exceed the housing, population, and employment assumptions presented in the 2016 AQMP. According to the AQMP, the SCAG region is projected to see a 12% growth in population, 16% growth in housing units, 23% growth in employment, and eight percent growth in vehicle miles traveled between 2012 and 2031. The SCAG region is expected to add two million new residents through the year 2031. Furthermore, the proposed project would not conflict with the regional population forecast presented in the 2016-2040 RTP/SCS prepared by SCAG. According to the RTP/SCS Demographics and Growth Forecast Appendix, the City of Montebello is expected to add approximately 4,500 new jobs through the year

[22] South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

[23] Ibid.

2040.[24] This increased employment has been accounted for by SCAG growth projections and the AQMP.[25] Since the proposed project would not be in violation of either Consistency Criteria, the project's potential impacts are considered to be less than significant.

B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ● Less than Significant Impact with Mitigation.

The entire construction period for the proposed project is expected to last approximately eight months to complete (refer to Section 2.4.3) and would include site preparation, and the finishing of the project (pavement areas, painting, and planting of landscaping). The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2016.3.2). Since none of the four construction phases would occur simultaneously and the start time is not known yet, all the phases of construction were analyzed for environmental and air quality analysis purposes of the project site as a whole. The assumptions regarding the construction phases and the length of construction followed those also identified herein in Section 2.4.3. As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD's thresholds.

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation (on-site)	4.07	42.41	21.51	0.03	20.26	11.95
Site Preparation (off-site)	0.08	0.05	0.73	--	0.20	0.05
Total Site Preparation	**4.15**	**41.46**	**22.24**	**0.03**	**20.46**	**12.00**
Building Construction (on-site) 2020	2.11	19.18	16.84	0.02	1.11	1.05
Building Construction (off-site) 2020	0.16	1.24	1.46	--	0.40	0.11
Total Building Construction 2020	**2.27**	**20.42**	**18.30**	**0.02**	**1.51**	**1.16**
Paving (on site)	1.35	14.06	14.65	0.02	0.75	0.69
Paving (off site)	0.06	0.04	0.61	--	0.16	0.04
Total Paving 2030	**1.41**	**14.10**	**15.26**	**0.02**	**0.91**	**0.73**
Architectural Coatings (on-site)	30.23	1.52	1.81	--	0.09	0.09
Architectural Coatings (off-site)	0.02	0.01	0.22	--	0.06	0.01
Total Architectural Coatings	**30.25**	**1.53**	**2.03**	**--**	**0.15**	**0.10**
Maximum Daily Emissions	**30.26**	**42.47**	**22.24**	**0.04**	**20.46**	**12.00**
Daily Thresholds	**75**	**100**	**55o**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod V.2016.3.2. (the worksheet are included herein in Appendix A)

The project would be required to adhere to all SCAQMD regulations related to fugitive dust generation and other construction-related emissions. According to SCAQMD Regulation 403, all unpaved demolition and construction areas shall be regularly watered up to three times per day during excavation, grading, and construction as required (depending on temperature, soil moisture, wind, etc.). Watering could reduce fugitive dust by as much as 55 percent. Rule 403 also requires that temporary

[24] Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

[25] South Coast Air Quality Management District, *Final 2016 Air Quality Plan*, Adopted March 10, 2017.

dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD.

The long-term air quality impacts associated with the proposed project include mobile emissions from vehicular traffic; area emissions from cleaning products and the operation of landscaping equipment; and off-site stationary emissions associated with the off-site energy generation and consumption (natural gas). The analysis of long-term operational impacts summarized in Table 3-2, also used the CalEEMod computer model developed for the SCAQMD. The analysis summarized in Table 3-2 indicates that the operational (long-term) emissions, particularly the mobile vehicular traffic would exceed the SCAQMD's daily emissions threshold.

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Area-wide (lbs/day)	1.51	--	--	--	--	--
Energy (lbs/day)	0.03	0.33	0.27	--	0.02	0.02
Mobile (lbs/day)	3.96	18.74	43.39	0.14	11.66	3.20
Total (lbs/day)	**5.52**	**19.07**	**43.67**	**0.15**	**11.69**	**3.22**
Daily Thresholds	**55**	**55**	**55o**	**15o**	**15o**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod V.2016.3.2. (the worksheet is included herein in Appendix A)

As shown in Table 3-2, the project's operational mobile emissions would not exceed the thresholds of significance established by the SCAQMD. Even though the potential air quality impacts are considered to be less than significant, the following mitigation will further reduce the potential air quality impacts:

- The project Contractors must host a job fair with advertising prior the project's opening, this would attract and hire local residents. In addition, preferential hiring must be given for Montebello residents.

- The Contractors would be required to install electrical parking spaces and bicycle parking spaces pursuant to Building Code (Title 24-Part 11 of the California Code of Regulations).

- Kiosks and directories depicting mass transit times and routes, the locations of bicycle racks, and the locations and times of the shuttles must be placed in visible locations within each project area. The location of the kiosk would be placed in the lobby.

C. Would the project expose sensitive receptors to substantial pollutant concentrations? ● Less than Significant Impact.

The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards and are referred to as *hot-spots*. Three variables influence the creation

of a CO hot-spot: traffic volumes, traffic congestion, and the background CO concentrations for the source receptor area. The project's implementation would not result in a degradation of any other study intersection's level of service, the likelihood of a CO hot-spot developing at this intersection is considered remote. Therefore, the project's impacts would be considered to be less than significant with respect to CO hot-spots.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.[26] The closest sensitive receptors are residential properties located along the southern and western boundaries of the existing Montebello Golf Course. These residential properties are located on Findlay Street, that abuts the site's west side; residential units across N. Garfield Avenue, and Via Breve, south of the project site. Exhibit 3-1 indicates the location and extent of sensitive receptors to the project site.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project would result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) emissions at a fixed location and do not include off-site or area-wide emissions. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO_2; carbon monoxide (CO) emissions from construction; PM_{10} emissions from construction; and $PM_{2.5}$ emissions from construction. For purposes of the LST analysis, the receptor distance used was 50 meters. The western boundary of the project site is located 50 meters of the nearest sensitive receptor. Based on the analysis of LST impacts summarized above in Table 3-3, the emissions generated by the proposed project would not exceed the LSTs identified above. Therefore, the potential impacts will be less than significant.

Table 3-3
Local Significance Thresholds Exceedance SRA 5

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	**5o**	100	200	500
NO_2	**42.47**	Construction	172	**165**	176	194	244
CO	**22.24**	Construction	1,480	**1,855**	2,437	3,867	9,312
PM_{10}	**20.46**	Construction	14	**42**	60	95	203
$PM_{2.5}$	**6.00** (with mitigation)	Construction	7	**10**	15	30	103

Source: AQMD Localized Significance Thresholds

[26] South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

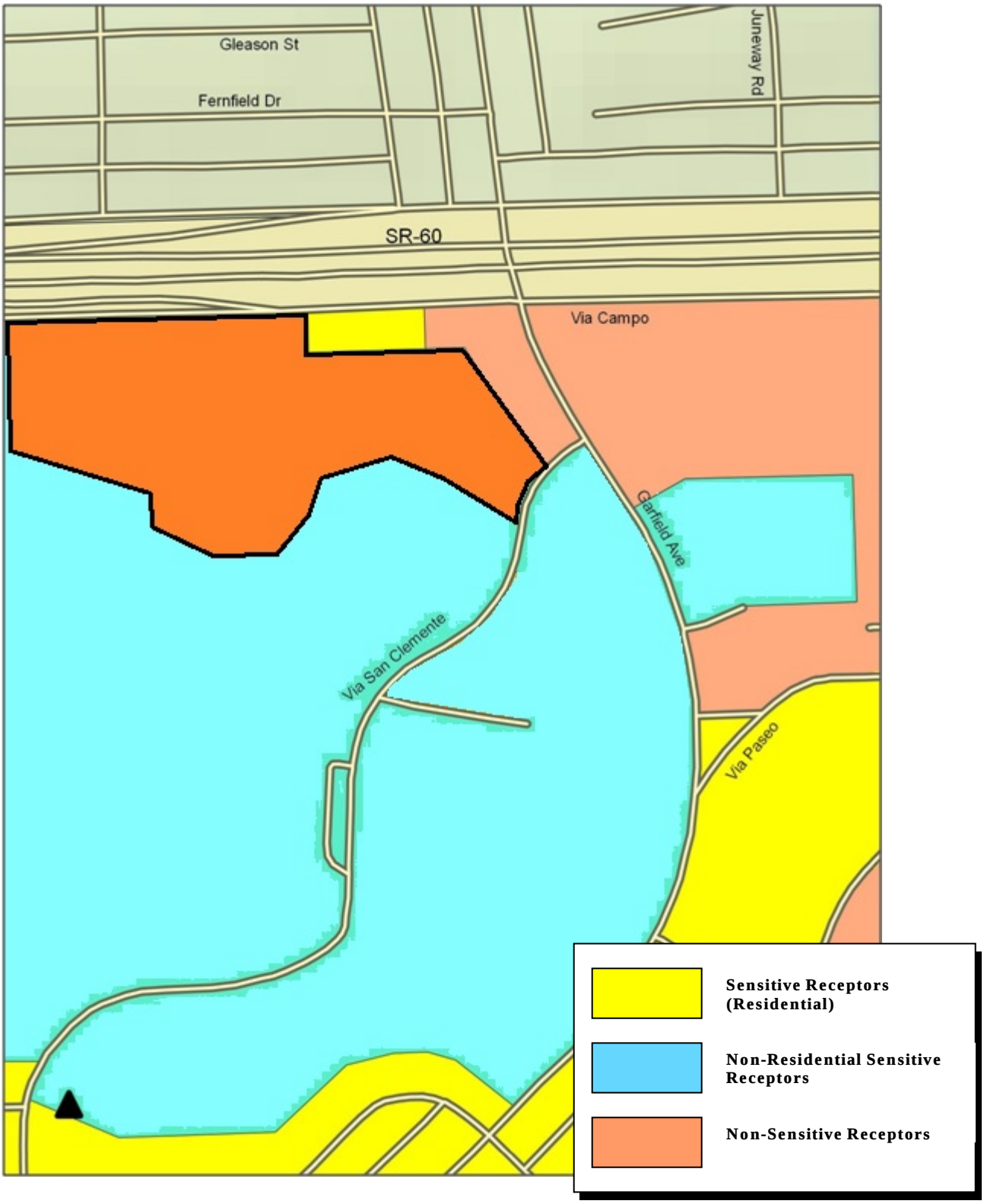


EXHIBIT 3-1
SENSITIVE RECEPTORS MAP
SOURCE: QUANTUM GIS

D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people? ● No Impact.

The proposed project would not be involved in any odor-generating activities. As a result, no impacts will result from the proposed project.

3.3.2 MITIGATION MEASURES

While the anticipated operational emissions would be below thresholds of significance, the following mitigation will further reduce the potential air quality impacts:

Mitigation Measure No. 4 (Air Quality Impacts). The project Contractors must host a job fair with advertising prior the project's opening, this will attract and hire local residents. In addition, preferential hiring must be given for Montebello residents.

Mitigation Measure No. 5 (Air Quality Impacts). The Contractors will be required to install electrical parking spaces and bicycle parking spaces pursuant to Building Code (Title 24-Part 11 of the California Code of Regulations).

Mitigation Measure No. 6 (Air Quality Impacts). Kiosks and directories depicting mass transit times and routes, the locations of bicycle racks, and the locations and times of the shuttles must be placed in visible locations within each project area. The location of the kiosk will be placed in the lobby.

The short-term construction emissions will be reduced through the implementation of the standard SCAQMD regulations, including the following:

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 governs fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source.

SCAQMD Rule 481 applies to all spray painting and spray coating operations and equipment. The rule states that a person shall not use or operate any spray painting or spray coating equipment unless one of the specific conditions are met.

SCAQMD Rule 1108 governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the South Coast Air Basin. This rule would regulate the VOC content of asphalt used during construction. Therefore, all asphalt used during construction of the project must comply with SCAQMD Rule 1108.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. As of January 1, 2014, VOC content in architectural coatings will be limited to no more than 50 grams per liter. Therefore, all paints and solvents used during construction of the project must comply with SCAQMD Rule 1113.

SCAQMD Rule 1143 governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction.

SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

All pertinent SCAQMD Rules are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD.

3.4 BIOLOGICAL RESOURCES

3.4.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ● No Impact.

The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range facility that would contain approximately 102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. The proposed improvements would also involve the installation of new netting and poles, two high definition digital screens that would be oriented towards the driving range suites, the construction of a new surface parking area with 450 to 500 spaces, the construction of a new miniature golf operation and the construction of new outdoor seating, patio, and dining areas. Trees and shrubs are located within the existing Golf Course site. All of this existing vegetation consists of common introduced and/or invasive species.

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Los Angeles Quadrangle (the western portion of the City of Montebello including the project site is located within the aforementioned quadrangle) indicated that out of a total of 33 native plant and animal species, five are either threatened or endangered.[27] These species are described below:

- The *Coastal California Gnatcatcher* is not likely to be found on-site due to the lack of habitat suitable for the California gnatcatcher. The absence of coastal sage scrub, the California gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.[28]

- The *least Bell's Vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.[29] As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.

- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.[30] These birds are often found near streams and rivers and are not likely to be found on-site due to the lack of marsh and natural hydrologic features.

- The *California red-legged frog* will not be found on or near the project site due to its specific habit requirements.[31] According to the National Wildlife Federation, California red-legged frogs can be found near still or slow moving ponds, pools, or streams (wetland areas).[32] The chances of encountering this species within the project site are limited since there are no natural wetlands or habitats present in the area.

- The *bank swallow* populations located in Southern California are extinct.[33]

The proposed project would not have an impact on the aforementioned species because there is no suitable riparian or native habitat located within, or in the vicinity of, the project site. In addition, according to the California Department of Fish and Wildlife, the site falls under the category of "urban development".[34] As a result, no impacts on any candidate, sensitive, or special status species would result from proposed project's implementation.

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[27] California Department of Fish and Wildlife. Bios Viewer. https://map.dfg.ca.gov/bios/?tool=cnddbQuick

[28] Audubon. *California Gnatcatcher*. *http://birds.audubon.org/species/calgna*

[29] California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. *http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm*

[30] Audubon. *Willow flycatcher*. http://birds.audubon.org/birds/willow-flycatcher

[31] National Wildlife Foundation. *California Red-Legged Frog*. Website *http://www.nwf.org/wildlife/wildlife-library/amphibians-reptiles-and-fish/california-red-legged-frog.aspx* Website accessed on December 6, 2019.

[32] Ibid.

[33] California Partners in Flight Riparian Bird Conservation Plan. *BANK SWALLOW (Riparia riparia)*. http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html

[34] California Department of Fish and Wildlife. *California Vegetation Mapping Projects*. file:///C:/Documents%20and%20Settings/

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ● No Impact.

The proposed development site is located in the northernmost portion of the Montebello Golf Course. The site visit indicated that there are no *natural* wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper.[35] In addition, there are no designated "blue line streams" located within the project area. As a result, no impacts on natural or riparian habitat would result from the proposed project's implementation.

C. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ● No Impact.

As indicated in the previous subsection, the project area and the adjacent developed properties do not contain any *natural* wetland and/or riparian habitat.[36] As a result, the proposed project would not impact any protected wetland area or designated blue-line stream and no impacts will occur.

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ● No Impact.

As indicated in the previous subsection, the site is located within the City of Montebello Golf Course. The Golf Course is surrounded by development and lacks suitable riparian habitat.[37] Furthermore, the site contains no natural hydrological features. As a result, no impacts to migratory species would occur.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ● Less than Significant Impact.

Chapter 12.06 – City Trees serves as the City's tree preservation ordinance. Trees located within the public right-of-way are considered to be the property of the City. There are trees and vegetation located within the existing Golf Course site. All of this existing vegetation consists of common introduced and/or invasive species. As a result, the potential impacts are considered to be less than significant.

[35] United States Fish and Wildlife Service. *National Wetlands Inventory*. https://www.fws.gov/Wetlands/data/Mapper.html.

[36] Ibid.

[37] Blodgett Baylosis Environmental Planning. *Site Survey*. The site visit was conducted on December 6, 2019.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ● No Impact.

The project site is located within an urbanized setting and no natural habitats are found within the proposed project sites or in adjacent areas. The project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no impacts on local, regional, or State habitat conservation plans would result from the proposed project's implementation.

3.4.2 MITIGATION MEASURES

The analysis determined that the proposed project will not involve any incremental loss or degradation of protected habitat. As a result, no impacts will occur and no mitigation is required.

3.5 CULTURAL RESOURCES

3.5.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ● No Impact.

The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range facility that would contain approximately 102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. The proposed improvements would also involve the installation of new netting and poles, two high definition digital screens that will be oriented towards the driving range suites, the construction of a new surface parking area with 450 to 500 spaces, the construction of a new miniature golf operation and the construction of new outdoor seating, patio, and dining areas.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.[38]

The State regulations that govern historic resources and structures include Public Resources Code Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). The City of Montebello has several sites of historical significance, including the Mission Viejo site and the Rio San Gabriel battlefield. The Mission Viejo predated the original San Gabriel Mission and the first structures were erected on a site located in the vicinity of San Gabriel Boulevard and North Lincoln Avenue.54 A second significant historic site, located in the southern portion of the City and is the site of a battle between the

[38] U.S. Department of the Interior, National Park Service. *National Register of Historic Places.* http://nrhp.focus.nps.gov. 2010.

United States and the Californians during the Mexican War. On January 8, 1847, American forces commanded by Captain Robert F. Stockton and Brigadier General Stephen W. Kearney, fought Californian forces commanded by General Jose Maria Flores. There are also a number of historically significant sites in the City of Montebello, including the Woman's Clubhouse and the Soto- Sanchez Adobe. The Montebello Woman's Clubhouse is owned by the Montebello Woman's Club, which was formed in 1909. This Clubhouse was constructed in 1925 and is listed on the National Register of Historic Places. The Soto-Sanchez Adobe is a City-owned historic landmark that was the former residence of Juan Sanchez and Casilda Soto. None of these sites will be impacted by the proposed project. As a result, no impacts to historic structures will result.

The proposed development area is located approximately 1,000 feet to the north of Bicknell Park; the park that contains the Armenian Genocide Martyrs Memorial Monument. *The Armenian Genocide Martyrs Monument*, better known as Montebello Genocide Memorial, is a monument located in Montebello that is dedicated to the Armenian Genocide of 1915. The monument, dedicated in April 1968 is a tower of eight arches supported on 75 foot-tall white concrete columns. The monument is the oldest and largest memorial in the United States dedicated to the Armenian Genocide victims. The inscription on the memorial plaque reads:

> "Armenian Martyrs Memorial Monument: This Monument erected by Americans of Armenian descent, is dedicated to the victims of the Armenian Genocide, 1915–1921, and to men of all nations who have fallen victim to crimes against humanity.["3]

As part of the Armenian Genocide Remembrance Day, thousands of persons gather at the memorial every year on April 24 and lay flowers to the victims of the genocide. The monument was listed as a historical landmark during the 100th anniversary of the Armenian Genocide in 2015. As indicated in Section 3.1, the top of the hill that contains the Armenian Genocide Martyrs Memorial Monument extends an additional 61 feet above the project site. The monument itself has a height of 75 feet. The proposed project would not impact this monument and, as a result, no impacts are anticipated.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ● Less than Significant Impact with Mitigation.

The Gabrieleño-Kizh tribe has lived in this region for around 7,000 years.[39] Before European contact, approximately 5,000 Gabrieleño-Kizh people lived in villages throughout the Los Angeles Basin.[40] Archaeological sites are often located along creek areas, ridgelines, and vistas.[41] Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation.

[39] Tonga People of Sunland-Tujunga. *Introduction.* http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html.

[40] Rancho Santa Ana Botanical Garden. *Tongva Village Site*. http://www.rsabg.org/tongva-village-site-1.

[41] McCawley. *The First Angelinos, the Gabrieleño Indians of Los Angeles County*. 1996.

The remaining potential development sites in the City were previously disturbed and no archaeological resources were reported during previous grading and excavation activities in the area. In addition, the potential residential development sites have undergone extensive disturbances as part of past construction activities. No known sites are known or suspected to be present in the urban portions of the City. As a result, no impacts on archaeological resources are anticipated from the proposed project. According to the AB-52 consultation, the project would be required to implement the following mitigation:

- The project Contractors will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

Adherence to the abovementioned mitigation would reduce potential impacts to levels that are less than significant.

C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? ● No Impact.

There is a single cemetery located within the City of Montebello (Resurrection Cemetery and Mausoleum). This cemetery is located approximately 4,000 feet to the northeast of the project site. Future development within the candidate infill sites will not affect this cemetery. Notwithstanding, in the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the City of Montebello Police Department would be contacted (the Department would then contact the Los Angeles County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b). In addition, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA would apply in terms of the identification of significant archaeological resources and their salvage. As a result, no significant adverse impacts are anticipated.

3.5.2 MITIGATION MEASURES

According to the AB-52 consultation, the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

Mitigation Measure No. 7 (Cultural Resources Impacts). The project Contractors will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

3.6 ENERGY

3.6.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ● Less than Significant Impact.*

The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range complex that would contain approximately 102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. It is important to note that because the project site is not a typical Golf Course, as the project would consist of various uses. Therefore, the project's estimated emissions would reflect the different individual uses that comprise the project. Table 3-4, shown below, provides an estimate of electrical consumption and Table 3-5 indicates the natural gas consumption for the facility. As indicated in the table, the new driving range facility is estimated to consume approximately 1,307.5 kilowatts (kWh) of electricity and 50,400 therms of natural gas on an annual basis. The projected energy consumption of the individual uses is also indicated in Table 3-4.

Table 3-4
Estimated Annual Electricity Consumption

Project Component	Units of measure	Consumption Factor		Projected Consumption
Driving Range Building	68,000 sq. ft.	40.20	kWh/Year	964,800 kWH
Miniature Golf	49,237 sq. ft.	12.13	kWh/Year	1,636.3 kWH
Other Project Elements	48,500 sq. ft.	9.84	kWh/Year	1,307.5 kWH

Source: CEC End-Use Survey.

According to the California Commercial End-Use Survey that was prepared for the California Energy Commission, the biggest single end use with golf course/entertainment facilities is interior lighting, followed by cooling and ventilation.[42] The report also indicates that heating accounts for most of the gas consumption. It is important to note that the project would include energy efficient fixtures. In addition, the energy consumption rates do not reflect the more stringent 2016 California Building and Green Building Code requirements. The proposed project would be in accordance with the City's Building Code and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. The project will include new light standards and fixtures that would be used as operational and security lighting. Adherence to the above-mentioned regulations, the impacts would be less than significant.

Table 3-5
Estimated Annual Natural Gas Consumption

Project Component	Units of measure	Consumption Factor		Projected Consumption
Driving Range Building	68,000 sq. ft.	2.10	therms./Sq. Ft./Year.	50,400 therms
Miniature Golf	49,237 sq. ft.	0.42	therms./Sq. Ft./Year.	20,679.6 therms
Other Project Elements	48,500 sq. ft.	0.23	therms./Sq. Ft./Year.	11,155 therms

Source: CEC End-Use Survey.

B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ● Less than Significant Impact.

The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. As indicated previously, the project would be involved in golfing and related services. A majority of the energy that will be consumed by daily operations will be related to lighting, cooling, and ventilation. The proposed project will be required to comply with standard Green Building Code and Low Impact Development requirements that would be effective in reducing energy consumption. Adherence to the aforementioned standard conditions and regulations will ensure conformance with the State's goal of promoting energy and lighting efficiency. As a result, the potential impacts are considered to be less than significant.

3.6.2 MITIGATION MEASURES

The analysis determined that the proposed project's energy-related impacts would not be significant. As a result, no mitigation would be required.

[42] Intron. *California Commercial End-Use Survey*. Report dated March 2006.

3.7 GEOLOGY & SOILS

3.7.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42), strong seismic ground–shaking, seismic-related ground failure, liquefaction, or landslides? ● Less than Significant Impact.

The City of Montebello is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.[43] According to recent studies completed by the State of California Geological Survey Seismic Hazard Zones Mapping Program, the project site is located just inside an area subject to potential liquefaction risk as indicated in Exhibit 3-2.[44] The site would also be subject to strong ground motion in the event of a major earthquake. The nearest fault is the East Montebello Fault, located approximately 5 miles to the east of the project site. The potential impacts from fault rupture are considered no greater for the project site than for the surrounding areas.

The potential impacts resulting from fault rupture are anticipated to be less than significant. The potential impacts in regards to ground shaking would also be considered to be less than significant. The intensity of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The proposed project would be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from ground shaking. Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The potential impacts in regards to liquefaction will be considered less than significant since the project is not located inside an area that may subject to liquefaction. Lastly, the project site is not subject to the risk of landslides because there are no hills or mountains within the vicinity of the development area. The underlying soils are not prone to shrinking and swelling (refer to Section 3.6.2.D). As a result, the potential seismic impacts on the proposed project are less than significant.

B. Would the project result in substantial soil erosion or the loss of topsoil? ● Less than Significant Impact.

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. According to the USDA Web Soil Survey, the site is underlain by Azuvina-Montebello complex soils, 0 to 2 % slopes.

[43] California Department of Conservation. *What is the Alquist-Priolo Act.* http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx.

[44] California Division of Mines and Geology. *Preliminary Map of Seismic Hazard Zones.* 1998

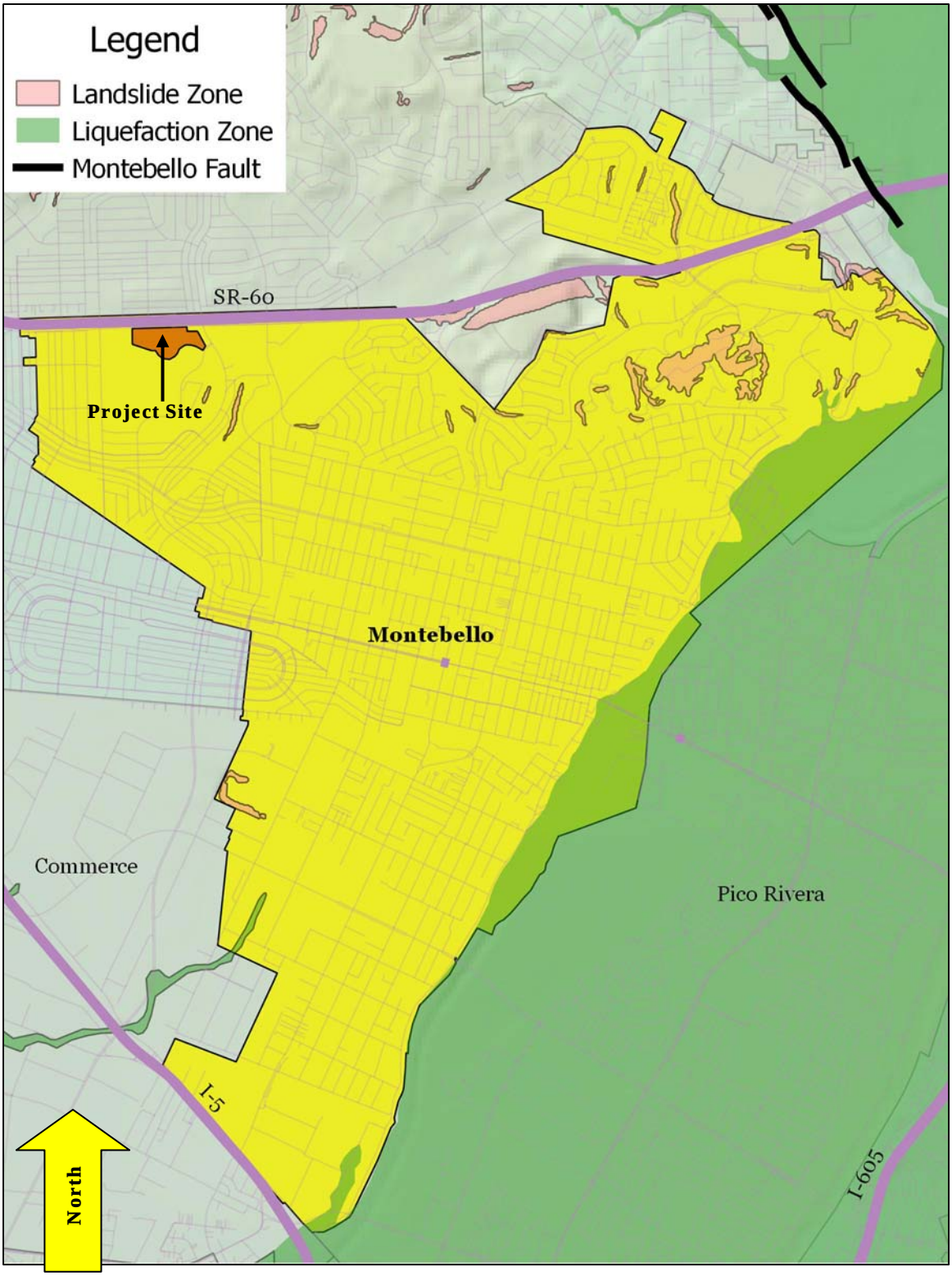


EXHIBIT 3-2
SEISMIC HAZARDS MAP
SOURCE: QUANTUM GIS AND CALIFORNIA DEPARTMENT OF CONSERVATION

These soils are well-drained, have a moderate runoff and moderate slow permeability.[45] In addition, the Azuvina-Montebello complex soils have low hazard erosion risk and are described as being suitable for urban development, as evident by the surrounding land uses. The site is, and would continue to be level and no slope failure or landslide impacts are anticipated to occur. The project Contractors will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to Federal NPDES regulations since the project would be required to comply with the pertinent MS4 permit requirements. The SWPPP is required to apply for an NPDES General Industrial Activities Storm Water Permit (GIASP). The SWPPP will contain construction best management practices (BMPs) that will restrict the discharge of sediment into the streets and local storm drains. In addition, the project's contractors must adhere to any construction BMPs identified in the City's development construction program. As a result, the impacts are considered to be less than significant.

C. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ● Less than Significant Impact.*

The UC Davis SoilWeb soil survey was consulted to determine the nature of the soils that underlie the project site. The project site is underlain by Azuvina and Montebello complex soils, of 0 to 5 percent slopes. Azuvina and Montebello complex soils are well-drained and are characterized to have a low erosion risk and a low to medium runoff rate.[46] Once complete, the project will not destabilize the new soils since the site will be graded, leveled, and covered over with pavement and landscaping. Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading would not affect the proposed project because the site is not inside an area that is subject to liquefaction. Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink. Shrinking and swelling is influenced by the amount of clay present in the underlying soils.[47] The Azuvina and Montebello complex soils that underlie the project site have small amounts of clay, therefore a low potential for subsidence may exist. Since the complex soils are not prone to shrinking and swelling, lateral spreading resulting from an influx of groundwater is slim. As stated previously, the likelihood of on-site subsidence is considered to be remote. As a result, impacts to unstable soils and subsidence are considered to be less than significant.

D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property? ● Less than Significant Impact.*

The soils that underlie the project site are not prone to shrinking and swelling. If soils consist of expansive clay, damage to foundations and structures may occur. According to the Department of Agriculture, the soils that comprise of Urban Azuvina Montebello complex soils possess a low potential

[45] United States Department of Agriculture. *Web Soil Survey*. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

[46] UC Davis. *SoilWeb: Soil Survey Browser*. https://casoilresource.lawr.ucdavis.edu/gmap/?loc=34.03048,-118.13397.

[47] Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* *http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083*

for shrinking and swelling. Up to 25% of Azuvina soils consist of clay loam, while drained clay loam comprises up to 20% of Montebello soils.[48] The local and state regulations mentioned throughout this section will minimize potential geological impacts. As a result, impacts related to expansive soils are considered to be less than significant.

E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ● No Impact.

No septic tanks will be used as part of proposed construction and subsequent operation. The project would be required to connect to the existing sanitary sewer system. As a result, no impacts associated with the use of septic tanks would occur as part of the proposed project's implementation.

F. Would the project, directly or indirectly, destroy a unique paleontological resource or site or unique geologic feature? ● No Impact.

Since the proposed project area is currently developed as a Golf Course, no paleontological resources or geologic features are anticipated to be encountered during the project's construction phase. The soils that underlie the project site are alluvial in nature. Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene.[49] As a result, no impacts to paleontological resources would occur.

3.7.2 MITIGATION MEASURES

The analysis herein determined that the proposed project would not result in significant impacts related to ground shaking, liquefaction, landslides, soil erosion, lateral spreading, or subsidence. As a result, no mitigation is required for the proposed project.

3.8 GREENHOUSE GAS EMISSIONS

3.8.1 ENVIRONMENTAL ANALYSIS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ● Less than Significant Impact.

The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range facility that would contain approximately 102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. The proposed improvements would also involve the installation of new netting and poles, two high definition digital screens that will be oriented towards the driving range suites, the construction of a new surface parking area with 450 to 500 spaces, the construction of a new

[48] UC Davis. *SoilWeb: Soil Survey Browser*. https://casoilresource.lawr.ucdavis.edu/soil_web/property_with_depth_table.php?cokey =14296138.

[49] United States Geological Survey. *What is the Quaternary?* http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what_is.html

miniature golf operation and the construction of new outdoor seating, patio, and dining areas. The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions, or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler.[50] However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.

The SCAQMD has established a single quantified threshold of 10,000 metric tons of CO2E (MTCO2E) per year for new development.[51] Table 3-6 summarizes annual greenhouse gas (CO_2E) emissions from build-out of the proposed project. Carbon dioxide equivalent, or CO_2E, is a term that is used for describing different greenhouses gases in a common and collective unit. As indicated in Table 3-6, the CO_2E total for the project is 2,901 $MTCO_2E$ per day which is below the threshold of 10,000 $MTCO_2E$.

Table 3-6
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (lbs/day)			
	CO_2	CH_4	N_2O	CO_2E
Long-Term – Area Emissions	--	--	--	--
Long-Term - Energy Emissions	306.17	0.01	--	307.42
Long-Term - Mobile Emissions	2,413.59	0.12	--	2,416.79
Long-Term – Waste Emissions	0.37	0.02	--	0.94
Long-Term – Water Emissions	137.43	0.95	0.02	168.47
Long-Term - Total Emissions	**2,857.59**	**1.12**	**0.02**	**2,893.63**
Total Construction Emissions	**249.89**	**0.05**	**--**	**251.33**
Construction Emissions Amortized Over 30 Years				**8.37 $MTCO_2E$**
Total Operational and Amortized Construction Emissions				**2,901 $MTCO_2E$**
Significance Threshold				**10,000 $MTCO_2E$**

Source: CalEEMod.V.2016.3.2

When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant.

[50] California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

[51] SCAQMD. *Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group Meeting #15.* https://planning.lacity.org/eir/8150Sunset/References/4.E.%20Greenhouse%20Gas%20Emissions/GHG.39_SCAQMD%20GHG%20Meeting%2015.pdf.

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? ● Less than Significant Impact.

The City of Montebello does not presently have an adopted Climate Action Plan. AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% reduction in "business as usual" GHG emissions for the entire State. The proposed project would not involve or require any variance from the aforementioned policies. The proposed project would not introduce any conflicts with adopted initiatives that are designed to control future GHG emissions. As indicated previously, the operation of the proposed project within an existing Golf Course would result in less than significant emissions. As a result, the impacts related to conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are considered to be less than significant.

3.8.2 MITIGATION MEASURES

As indicated in the preceding analysis, the project's GHG emissions are below thresholds considered to represent a significant impact. Therefore, no mitigation measures are required.

3.9 HAZARDS & HAZARDOUS MATERIALS

3.9.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ● Less than Significant Impact.

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).[52] In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST).[53]

A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.[54] The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. Once operational, the project would not create a significant hazard to the public or the environment since no hazardous materials will be stored on-site. As a result, the potential impacts would be less than significant.

[52] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

[53] California State Water Resources Control Board. *GeoTracker*. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=montebello,ca

[54] CalEPA. *Envirostor*. https://www.envirostor.dtsc.ca.gov/public/map/?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=montebello

B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ● No Impact.

The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range facility that would contain approximately 102 hitting bays. Due to the nature of the project (recreational and commercial), no hazardous materials beyond that used for routine maintenance and cleaning, will be stored on site. As a result, no impacts will occur upon the implementation of the proposed project.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ● No Impact.

The project site is located within the existing Montebello Golf Course and no schools are located within ¼ mile of the site.[55] The nearest school to the site is Schurr High School, located approximately 0.8 miles to the southeast of the site. Because of the nature of the proposed use, no hazardous or acutely hazardous materials beyond that used for routine maintenance and cleaning, would be used on-site. As a result, no impacts are anticipated.

D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ● No Impact.

The "Cortese List," also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. The database was consulted in July of 2019. A search of the Envirostor Hazardous Waste and Substances Site List website was completed to identify whether the project site is listed in the database as a Cortese site. The site was not identified on the list.[56] Therefore, no impacts would result with the implementation of the proposed project.

E. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ● No Impact.

The project site is not located within two miles of an operational public airport. The nearest airport, the San Gabriel Valley Airport, is located approximately 6.38 miles to the northeast.[57] The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. In addition, the proposed project would not penetrate the designated slopes for any of the

[55] State of California Dept. of Conservation Division of Oil, Gas, and Geothermal Resources. *Regional Wildcat Map 101*. 1990.

[56] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

[57] Google Earth. Site accessed December 6, 2019.

aforementioned airports. Essentially, the proposed project will not introduce a building that would interfere with the approach and take off of airplanes utilizing any of the aforementioned airports. As a result, no impacts are anticipated.

F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ● No Impact.

At no time will Via San Clemente or Garfield Avenue be completely closed to traffic during the construction phase. The project contractors would be required to submit a construction and staging plan to the City for approval. Thus, no impacts on emergency response or evacuation plans would result from the project's construction.

G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire? ● No Impact.

As indicated previously, the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project site. The project site is located outside of any wildfire risk designation area.[58] As a result, no risk from wildfire is anticipated with the approval and subsequent occupation of the proposed project.

3.9.2 MITIGATION MEASURES

The analysis herein also determined that the implementation of the proposed project will not result in any significant impacts related to hazards and/or hazardous materials. As a result, no mitigation is required.

3.10 HYDROLOGY & WATER QUALITY

3.10.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ● Less than Significant Impact.

Construction activities such as site preparation and grading may have the potential to result in the discharge of sediment, oils, residual diesel fuel, rubbish, or other contaminants of concern into the local streets and/or stormwater infrastructure. The discharge of contaminated runoff from construction will be minimized since the Contractors will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to General Construction Activity NPDES regulations since the project would be required to comply with the pertinent MS4 permit. The SWPPP would contain additional construction Best Management Practices (BMPs) that would be the responsibility of the project Contractors to implement. Furthermore, the Contractors would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board. The mandatory SWPPP plan would identify operational Best Management Practices

[58] Cal Fire. *Fire Hazard Severity Zone in SRA for Los Angeles County*. http://frap.fire.ca.gov/webdata/maps/los_angeles/fhszs_map.19.pdf

(BMPs) that would both reduce the volume of water discharged into the local storm drains and filter out any contaminants present in the stormwater runoff. The mandatory SWPPP plan may recommend the use of stormwater detention chambers, grate inlet filters, and bioswales as well as other mechanisms for reducing runoff and removing potential contaminants. Adherence to the aforementioned City mandated requirements would ensure that all potential impacts remain at a level that is less than significant.

B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ● Less than Significant Impact.

The grading that would be done will not extend to depths required to encounter groundwater. As a result, no dewatering will occur as part of the proposed project's construction. Therefore no direct construction related impacts to groundwater supplies or groundwater recharge activities would occur. The project will continue to be connected to the City's water lines and would not result in a direct decrease in underlying groundwater supplies. Furthermore, the project's contractors would be required to adhere to the applicable BMPs for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? ● No Impact.

The project's construction will be restricted to the designated project site and the project would not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The Los Angeles River is the closest body of water to the project site. The Los Angeles River is located 6 miles to the southwest of the project site and is channelized at this location for flood control.[59] Once implemented, the proposed project will change the site's drainage characteristics. Predevelopment, the entire site is covered over in earth and pervious surfaces. Following development, approximately 40% of the site would consist of impervious surfaces (the surface parking area, the new driving range building, the internal roadway and walkways, etc.). There are no natural lakes or streams within the project site or within the immediate area. The project site has undergone disturbance and no natural stream channels remain within the project site or in the immediate area. As a result, no impacts are anticipated.

[59] Google Earth. Website accessed December 6, 2019.

D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ● No Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X.[60] This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.[61] The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. A seiche in the Los Angeles River is not likely to happen due to the current level of channelization and volume of water present. In addition, the project site is located inland approximately 16 miles from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami.[62] Portions of the City are located within the inundation area of the Garvey Reservoir, Sepulveda Reservoir, and the Hansen Reservoir. The project site is located within the potential inundation area of the Sepulveda Reservoir and the Garvey Reservoir. Potential overflow from the Los Angeles River may affect areas of the City though these flows are not expected to reach the project site. As a result, the project would not be subject to flood hazard impacts.

E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ● No Impact.

The proposed project would be in compliance with Chapter 8.36 of the City's Municipal Code. Chapter 19.33 is responsible for implementing the NPDES and MS4 stormwater runoff requirements. Furthermore, the project's contractors would be required to implement the construction BMPs identified in the mandatory SWPPP. As a result, no other impacts are anticipated and no mitigation is required.

3.10.2 MITIGATION MEASURES

The analysis determined that the implementation of the proposed project would not result in any impacts related to water and hydrology impacts. As a result, no cumulative impacts are anticipated.

3.11 LAND USE & PLANNING

3.11.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project physically divide an established community? ● No Impact.

The proposed project will involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project will involve the construction of a new 68,000 square foot, three level indoor driving range complex that would contain approximately

[60] Los Angeles County Department of Public Works. *Flood Zone Determination Website.* http://dpw.lacounty.gov/wmd/floodzone/

[61] FEMA. *Flood Zones, Definition/Description.* http://www.fema.gov/floodplain-management/flood-zones

[62] Google Earth. Website accessed December 6, 2019.

102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. The proposed improvements will also involve the installation of new netting and poles, two high definition digital screens that will be oriented towards the driving range suites, the construction of a new surface parking area with 450 to 500 spaces, the construction of a new miniature golf operation and the construction of new outdoor seating, patio, and dining areas. The Montebello Golf Course area is located in the northwestern portion of the City. The following land uses and development are located near the Montebello Golf Course:

- *North of the Site*. Via Campo Street is located along the northern boundary of the project site. Further north, on the north side of Via Campo is the Pomona Freeway.

- *South of the Site*. Via San Clemente is located along the southern boundary of the project site. Uses and development located south of Via San Clemente include the Armenian Genocide Martyrs Monument, and multiple residential neighborhoods.

- *East of the Site*. N. Garfield Avenue extends along the east side of the project site. Uses that are located to the east of the project site include a Jack in the Box, Ordoñez Mexican Restaurant & Cantina, and other commercial uses. Uses located further east of N. Garfield Avenue are residential neighborhoods.

- *West of the Site*. Single-family homes located along both sides of Findley Avenue extend along the west side of the Montebello Golf Course property.[63]

The proposed improvements will occupy a 18-acre area located in the north-central portion of the Montebello Golf Course. That area is currently improved with and developed as a golf course.[64] The proposed project is within an existing Golf Course at the City of Montebello. The site will have a total floor area of 149,214 square feet. As a result, no impacts related to the division of an established residential neighborhood will occur as part of the proposed project's implementation. As a result, the project will not lead to any division of an existing established neighborhood and no impacts will occur.

B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ● No Impact.

The project site is currently zoned as (R/1) One-Family Residential. In addition, the project site's General Plan land use designation is *One Family Residential*. The project site's zoning and general plan land use designations are shown in Exhibit 3-3. Overall, the project is in conformance to the City of Montebello Zoning Code. Based on the aforementioned findings of this analysis, the proposed use will not result in any impacts on the applicable General Plan and Zone designations and no impacts will occur.

[63] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on December 6, 2019.

[64] Los Angeles County Tax Assessor. https://portal.assessor.lacounty.gov/parceldetail/6335024051. Website accessed on December 6, 2019.

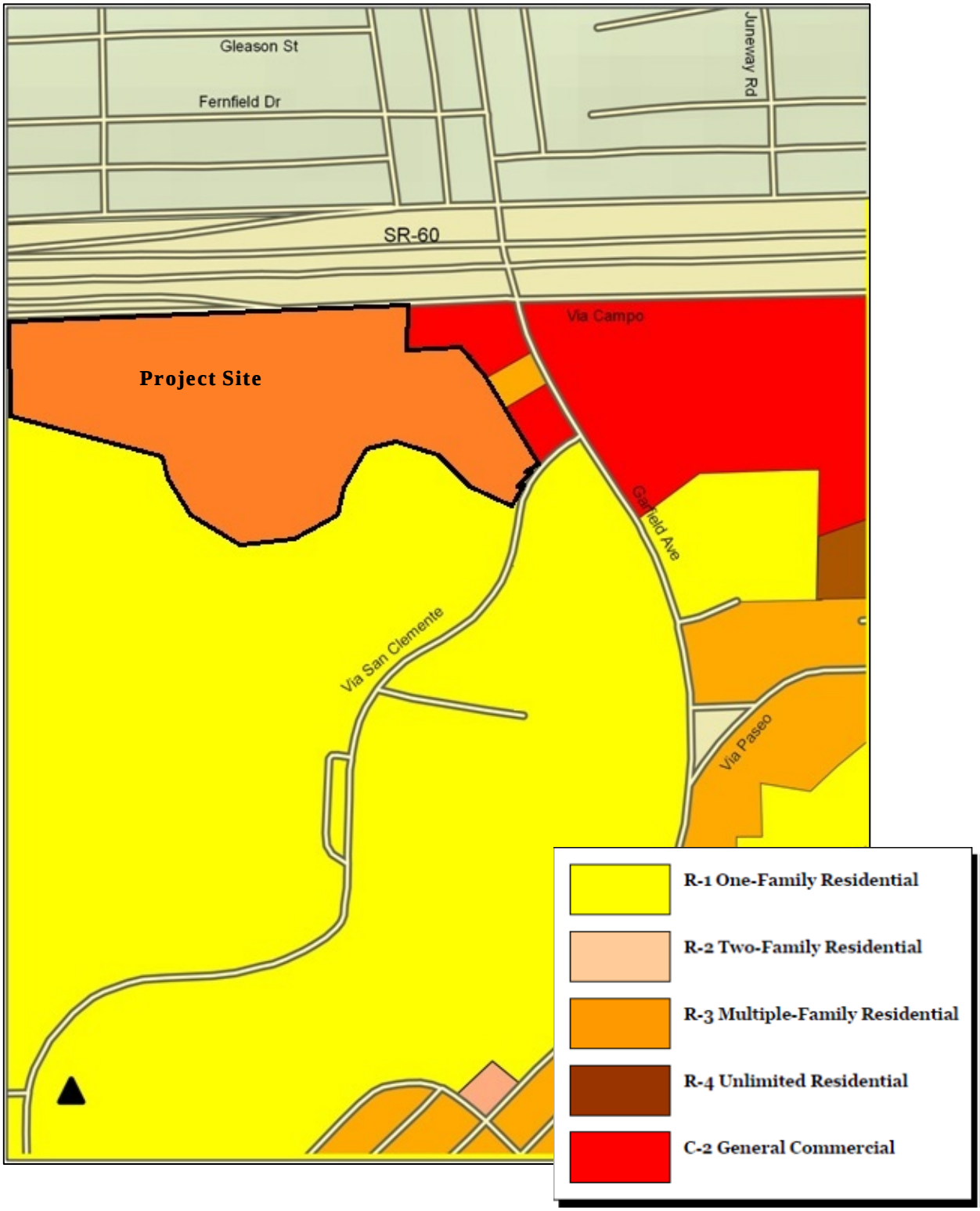


EXHIBIT 3-3
ZONING MAP
SOURCE: CITY OF MONTEBELLO AND QGIS

3.11.2 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant land use impacts. As a result, no mitigation is required for the project.

3.12 MINERAL RESOURCES

3.12.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? ● No Impact.

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are two wells located within the vicinity of the project site.[65] In addition, according to the Significant Mineral Aggregate Resource Area (SMARA) study area maps prepared by the California Geological Survey, the City of Montebello is located within the larger San Gabriel Valley SMARA (identified as the Portland cement concrete-grade aggregate). However, as indicated in the San Gabriel Valley P-C region MRZ-2 map, the project site is not located in an area where there are significant aggregate resources present. In addition, the project sites are not located in an area with active mineral extraction activities. As a result, no impacts will occur.

B. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? ● No Impact.

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the boundaries of the project site. Review of maps provided by the State Department of Conservation indicates there are two abandoned wells that abut the south boundary of the project site, located west of N. Garfield Avenue. The resources and materials used in the construction of the proposed project will not include any materials that are considered rare or unique. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

3.12.2 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no project mitigation is required relative to mineral resources.

[65] California, State of. Department of Conservation. California *Oil, Gas, and Geothermal Resources Well Finder*. https://maps.conservation.ca.gov/doggr/wellfinder/#close. Site accessed on December 6, 2019

3.13 NOISE

3.13.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in a generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ● No Impact.

The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range facility that would contain approximately 102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. The proposed improvements will also involve the installation of new netting and poles, two high definition digital screens that will be oriented towards the driving range suites, the construction of a new surface parking area with 450 to 500 spaces, the construction of a new miniature golf operation and the construction of new outdoor seating, patio, and dining areas.

Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Construction noise levels would decline as one move away from the noise source in phenomenon known as *spreading loss*. Noise subject to spreading loss experiences a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-4. Typical construction noise levels are shown in Exhibit 3-5.

The existing noise environment in the project area is the traffic on nearby SR 60 Freeway and local traffic using Via Campo and Garfield Avenue. Other noise sources noise typically associated with the nearby commercial uses. No audible change in traffic noise levels from existing levels is expected to be perceptible over the long-term given the projected traffic generation. Typically, a doubling in traffic volumes is required to generate an audible increase traffic noise levels. In a normal urbanized environment, changes in traffic noise levels of less than 3.0 dB are not typically perceptible. The project site results in less than a one percent increase in traffic overall for the segment of Garfield Avenue and will be anticipated to have more than 50 trips during any peak hour.[66] Since Garfield Avenue currently has an average traffic volume of 26,200 vehicles per day, the proposed project would not double the traffic volume nor would it generate an increase in traffic noise levels. As a result, the impacts from the project's operation are considered to be less than significant.

Noise generated within the parking lot will include people laughing/shouting, which averages 64.5 dBA; car door slamming, which averages 62.5 dBA, car idling, which averages 61 dBA, car starting, which averages 59.5 dBA; and people talking, which averages 41 dBA. In addition, noise will be generated by the surface parking area.

[66] Crown City Engineers, Inc. *Montebello Campus 2020 Development*: Trip Generation Estimates Report. August 2019

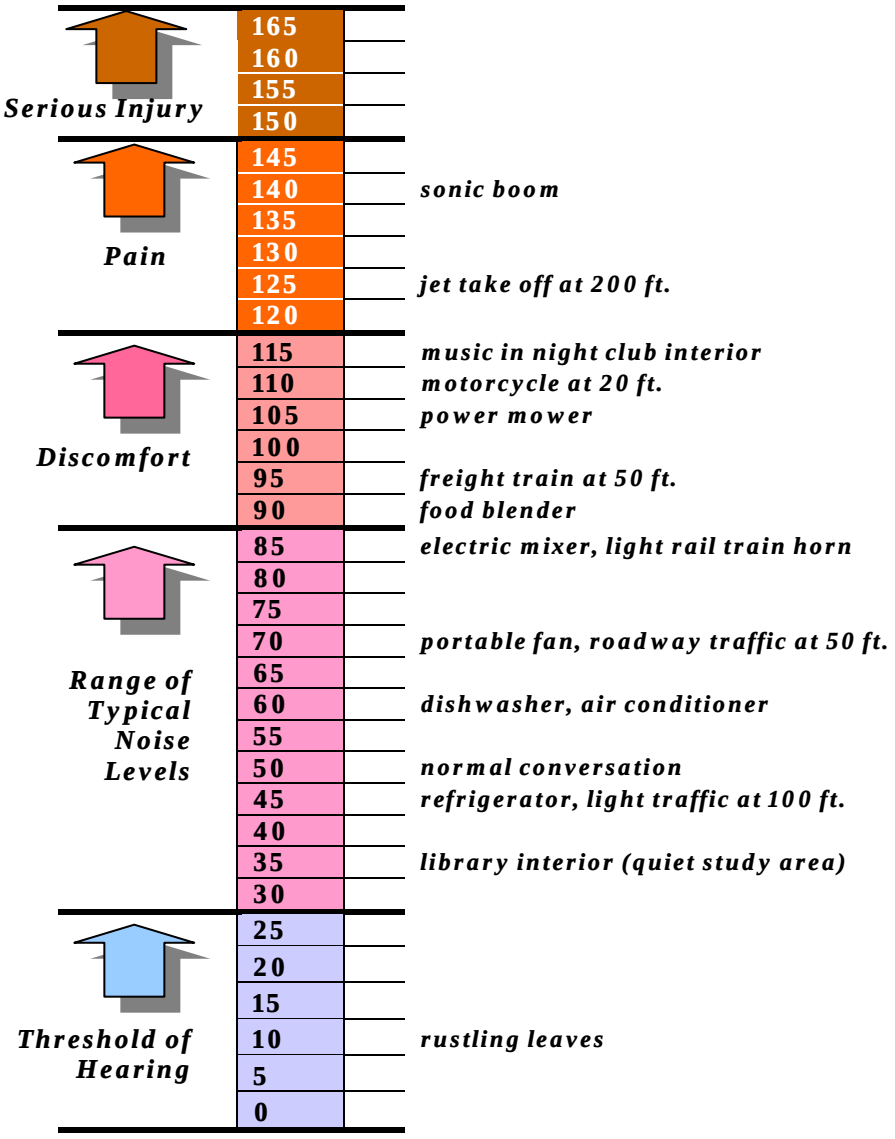


EXHIBIT 3-4
TYPICAL NOISE SOURCES AND LOUDNESS SCALE
Source: Blodgett Baylosis Environmental Planning

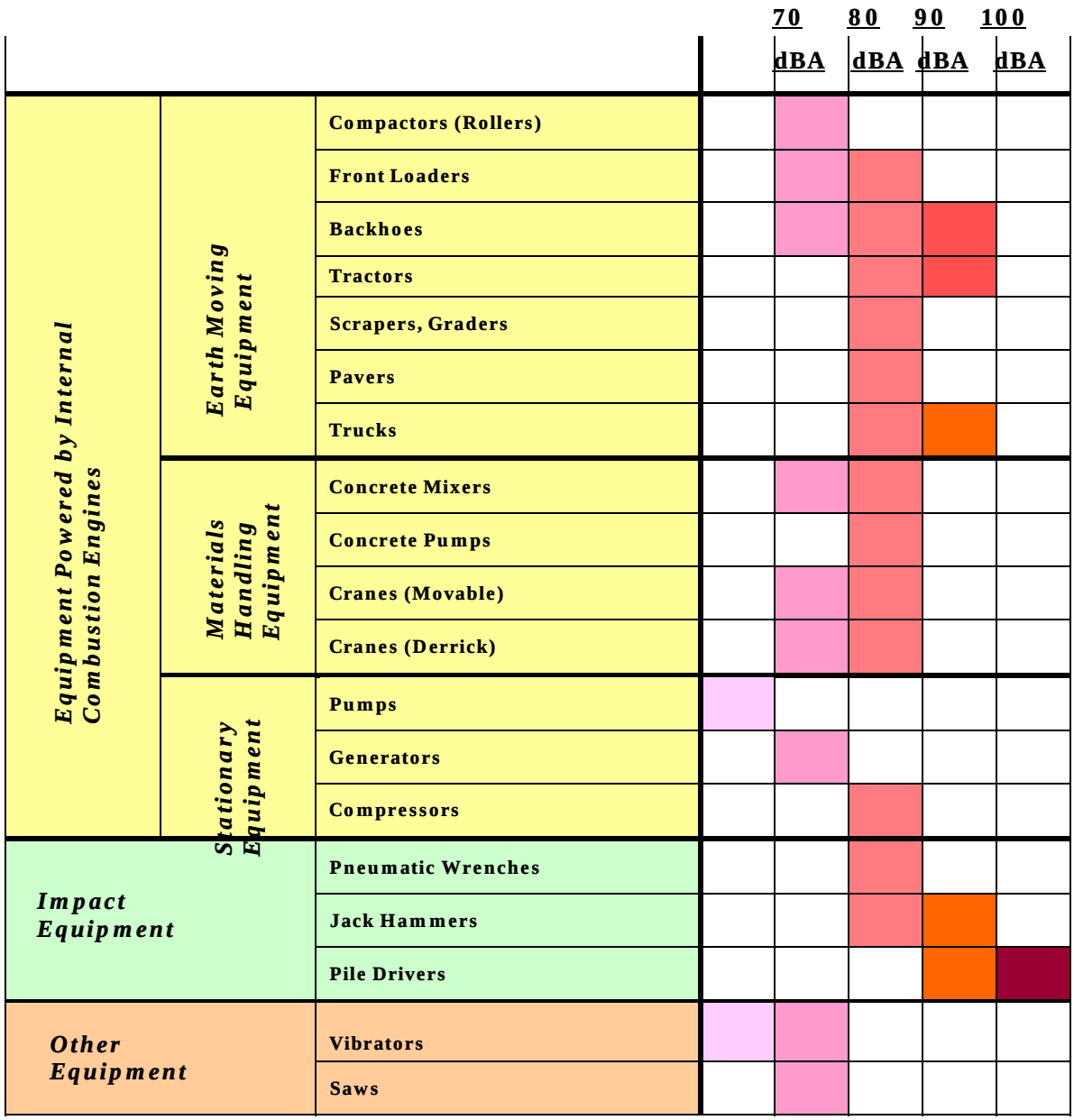


EXHIBIT 3-5
TYPICAL CONSTRUCTION NOISE LEVELS
Source: Blodgett Baylosis Environmental Planning

The nearest sensitive receptors to the project site include the residential neighborhood located on Via Campo, along the north boundary of the project site. As indicated previously, there are residential uses located nearby that would be affected by construction related noise. However, the noise would be subject to spreading loss, particularly from the surrounding buildings, wall structures. Furthermore the distributed noises from the various proposed uses would spread over many acres would attenuate at a lower rate. Therefore, noise from the moving traffic would help block noise from nearby residential units surrounding the project area. Due to the distance and floor area from the proposed developments, the noise levels are not anticipated to not leave the site resulting there not to be significant noise levels that would disrupt residential neighborhoods. The noise levels would be further attenuated by vegetation and trees covering the proposed project site. As a result, the proposed impacts would be less than significant.

B. *Would the project result in a generation of excessive ground-borne vibration or ground-borne noise levels? ● Less than Significant Impact.*

As indicated in the construction noise model, none of the equipment that would be used during the project's construction is classified as an impact device. As a result, vibration from construction is expected to generate less than significant impacts. Once operational, the project's traffic would not be sufficient enough to result in an increase in roadway noise or vibration since the development would be subject to spreading loss from the existing buildings and Golf Course site. In a normal urbanized environment, changes in traffic noise levels of less than 3.0 dB are not typically perceptible. As indicated in the traffic study, the proposed project would generate 2,490 daily trips. Garfield Avenue is a major arterial street that presently is handling more than 26,200 trips per day. As a result, the potential operational impacts are considered to be less than significant.

C. *For a project located within the vicinity of a private airstrip or- an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ● No Impact.*

The project site is not located within two miles of an operational public airport. The nearest airport, the San Gabriel Valley Airport, is located approximately 6.38 miles to the northeast.[67] The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. In addition, the proposed project would not penetrate the designated slopes for any of the aforementioned airports. Essentially, the proposed project will not introduce a building that would interfere with the approach and take off of airplanes utilizing any of the aforementioned airports. As a result, no impacts are anticipated.

3.13.2 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant noise impacts. As a result no mitigation will be required.

[67] Google Earth. Site accessed December 6, 2019.

3.14 POPULATION & HOUSING

3.14.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ● No Impact.

The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range facility that would contain approximately 102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. The proposed improvements will also involve the installation of new netting and poles, two high definition digital screens that will be oriented towards the driving range suites, the construction of a new surface parking area with 450 to 500 spaces, the construction of a new miniature golf operation and the construction of new outdoor seating, patio, and dining areas. No new housing units would be constructed as part of the proposed project's implementation. In addition, no housing units are located within the proposed development site.

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently within an existing golf course and located near residential areas and commercial/industrial uses.

- *Extension of roadways and other transportation facilities.* The project will utilize the existing public streets.

- *Extension of infrastructure and other improvements.* The project will utilize the existing infrastructure though new utility line connections will be installed. The installation of these new utility lines will not lead to subsequent development outside of the Montebello Golf Course.

- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.

- *The removal of housing requiring replacement housing elsewhere.* The site is within an existing golf course and there will be no housing units located on-site. As a result, no housing dislocation impacts will occur.

- *Additional population growth leading to increased demand for goods and services.* The project will not lead to any direct increase in the City's population since no housing will be provided as part of the proposed project's implementation.

- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase and long-term employment once the business is operational.

The proposed project is located within an existing golf course development that will utilize existing roadways and infrastructure. The project would not lead to any direct increase in the City's population since no housing units are proposed. As a result, no impacts would occur.

B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ● No Impact.

No housing units would be displaced as a result of the proposed project's implementation. The site is currently within an existing golf course. Therefore, no impacts would result.

3.13.2 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.15 PUBLIC SERVICES

3.15.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for: Fire protection services; Police protection; Schools; Parks; other Governmental facilities? ● *Less than Significant Impact.*

The City of Montebello Fire Department (MFD) provides fire prevention and emergency medical services within the City. The Department's organization consists of the Administration, Operations, Fire Prevention, Communications, and Emergency Preparedness divisions. These five Divisions coordinate all Department activities, and report to, and receive direction from the Fire Chief. The MFD operates from three fire stations located throughout the City. The closest first response station to the Site is MFD Station 57, located less than one mile to the southwest of the Site.[68]

The City of Montebello Police Department is responsible for management of all law enforcement services within the City. The Department consists of 77 sworn officers, 10 reserve officers, 28 professional staff, and 45 civilian personnel, 18 part-time professional staff, and other volunteers and seasonal staff. The police station is located 1.34 miles to the southwest of the project site within the Civic Center. The proposed project would place an incremental demand on the Department's services. In order to ensure security elements of the proposal adhere to City requirements, the Montebello police

[68] Google Earth. Website accessed December 11, 2019.

department was consulted and reviewed the proposal. The security recommendation will incorporated into any final design as a condition of approval. As a result, the impacts will be less than significant.

Due to the nature of the proposed project, no direct enrollment regarding school services would occur. As a result, the proposed project's impacts on school facilities are not considered to be significant. No new governmental services will be needed to implement the proposed project since the proposed project will not introduce any new development. As a result, no impacts are anticipated.

3.15.2 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on public services. As a result, no mitigation is required.

3.16 RECREATION

3.16.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ● No Impact.

The nearest park to the project site is Ashiya Park located 1.1 miles to the south of the Montebello Golf Course. The proposed development area is located approximately 1,000 feet to the north of Bicknell Park; the park that contains the Armenian Genocide Martyrs Memorial Monument. *The Armenian Genocide Martyrs Monument*, better known as Montebello Genocide Memorial, is a monument located in Montebello that is dedicated to the Armenian Genocide of 1915. The proposed project would not result in a direct demand for park facilities based on the proposed recreational use. As a result, no changes in the demand for local parks and recreation facilities are anticipated.

B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ● No Impact.

The proposed project would not result in a direct demand for park facilities. As a result, no changes in the demand for local parks and recreation facilities are anticipated and no impacts are anticipated.

3.16.2 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on recreational facilities and services. As a result, no mitigation is required.

3.17 TRANSPORTATION & CIRCULATION

3.17.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ● Less than Significant Impact

The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course. The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range facility that would contain approximately 102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. A new surface parking area with 450 to 500 space would be constructed west of the driving range building. Finally, a new miniature golf operation and the construction of new outdoor seating, patio, and dining areas would also be provided. The following roadways serve the project area.

- *Garfield Avenue*. Garfield Avenue is north-south major arterial street in the vicinity of the project, with two travel lanes in each direction. Directional travel is separated by a painted median island along the center in most segments. The street is approximately 68 feet wide and posted with a speed limit of 35 miles per hour. Most of the key intersections along Garfield Avenue, including the intersection at Via San Clemente and Garfield Avenue, Via Campo and Garfield Avenue, Via Campo and Garfield Avenue, and Beverly Boulevard and Garfield Avenue, are signalized. Exclusive left-turn lanes are provided at major intersections. On street parking is permitted along the sides of the street. Estimated average daily volume on Garvey Avenue in the vicinity is approximately 26,200 vehicles per day assuming PM peak hour volume counted on Garfield Avenue represents approximately 10% of its average daily traffic volume).

- *Via San Clemente*. Via San Clemente is a local street with one travel lane in each direction. The Section of Via San Clemente between Garfield Avenue on the north and Via San Carlo on the South traverses through the golf course. The intersection of Via San Clemente and Garfield Avenue is signalized. Parking is permitted along the sides of the street. The average daily volume on Via San Clemente is approximately 2,220 vehicles per day (assuming PM peak hour volume counted on Via San Clemente represents approximately 10% of its average daily traffic volume)

- *Via San Campo*. Via San Campo is a one-way westbound collector street in the project area with three travel lanes in each direction. Most intersections of Via Campo are signalized. Parking is permitted along the sides of the street. The average daily volume on Via Campo is approximately 16,180 vehicles per day (assuming PM peak hour volume counted on Via Campo represents approximately 10% of its average daily traffic volume).

- *Beverly Boulevard*. Beverly Boulevard is an east-west arterial street in the project area, with two travel lanes in each direction. Directional travel is separated by raised median islands along the center. Most intersections of Beverly Boulevard are signalized. The average daily

volume on Beverly Boulevard in the vicinity of the project is approximately 20,500 vehicles per day (assuming PM peak hour volume counted on Beverly Boulevard represents approximately 10% of its average daily traffic volume).

- *Via Campo*. Via Campo is a one way westbound collector street in the project area with two travel lanes in each direction. Most intersections of Via Campo are signalized. Parking is permitted along the sides of the street. The average daily volume on Via Campo in the vicinity of the project is approximately 12,620 vehicles per day (assuming PM peak hour volume counted on Via Campo represents approximately 10% of its average daily traffic volume).

The locations of study intersections are shown in Exhibit 3-6. For the purpose of evaluating existing operating conditions as well as future operating conditions with and without the proposed project, the study area was carefully selected in accordance with local traffic study guidelines and consultation with City staff. Manual turning movement counts for the selected intersections were collected in the during the morning and evening peak periods during the month of August 2019. The peak hours for the counts were 7:00 to 9:00 AM and 4:00 to 6:00 PM. It was determined that the following eight intersections would be analyzed in the study.[69]

Table 3-7
Existing Conditions (2019) Level of Service Summary

Intersection	Intersection Control Type	Peak Hour	Existing 2019 Conditions	
			LOS	V/C Ratio
1. Garfield Ave. & Pomona Blvd.	Signalized	AM PM	F D	1.094 0.897
2. Garfield Ave. & Via Campo.	Signalized	AM PM	B D	0.682 0.844
3. Garfield Ave. & Via San Clemente.	Signalized	AM PM	A B	0.572 0.640
4. Garfield Ave. & Via Paseo.	Stop-Controlled	AM PM	A B	0.569 0.678
5. Garfield Ave. & Via Altamira,	Stop Controlled	AM PM	A A	0.514 0.550
6. Garfield Ave. &Via San Delarro	Stop Controlled	AM PM	A A	0.505 0.543
7. Garfield Ave. &Via Acosta	Signalized	AM PM	B B	0.658 0.669
8. Garfield Ave. & Beverly Blvd.	Signalized	AM PM	D D	0.859 0.889

Source: Crown City Engineers, Inc. *Montebello Campus 2020 Development: Traffic Impact Analysis (TIA) Report.* August 2019

Exhibit 3-7 shows the traffic volumes at each of the study intersections. Based on the results of this analysis, 7 of the 8 study intersections are operating at an acceptable LOS D or better during the AM and PM peak hours as shown in Table 3-7. The intersection of Garfield Avenue and Via Campo is operating at a deficient LOS F during the AM peak hour.

[69] Crown City Engineers, Inc. *Montebello Campus 2020 Development*: Traffic Impact Analysis (TIA) Report. August 2019

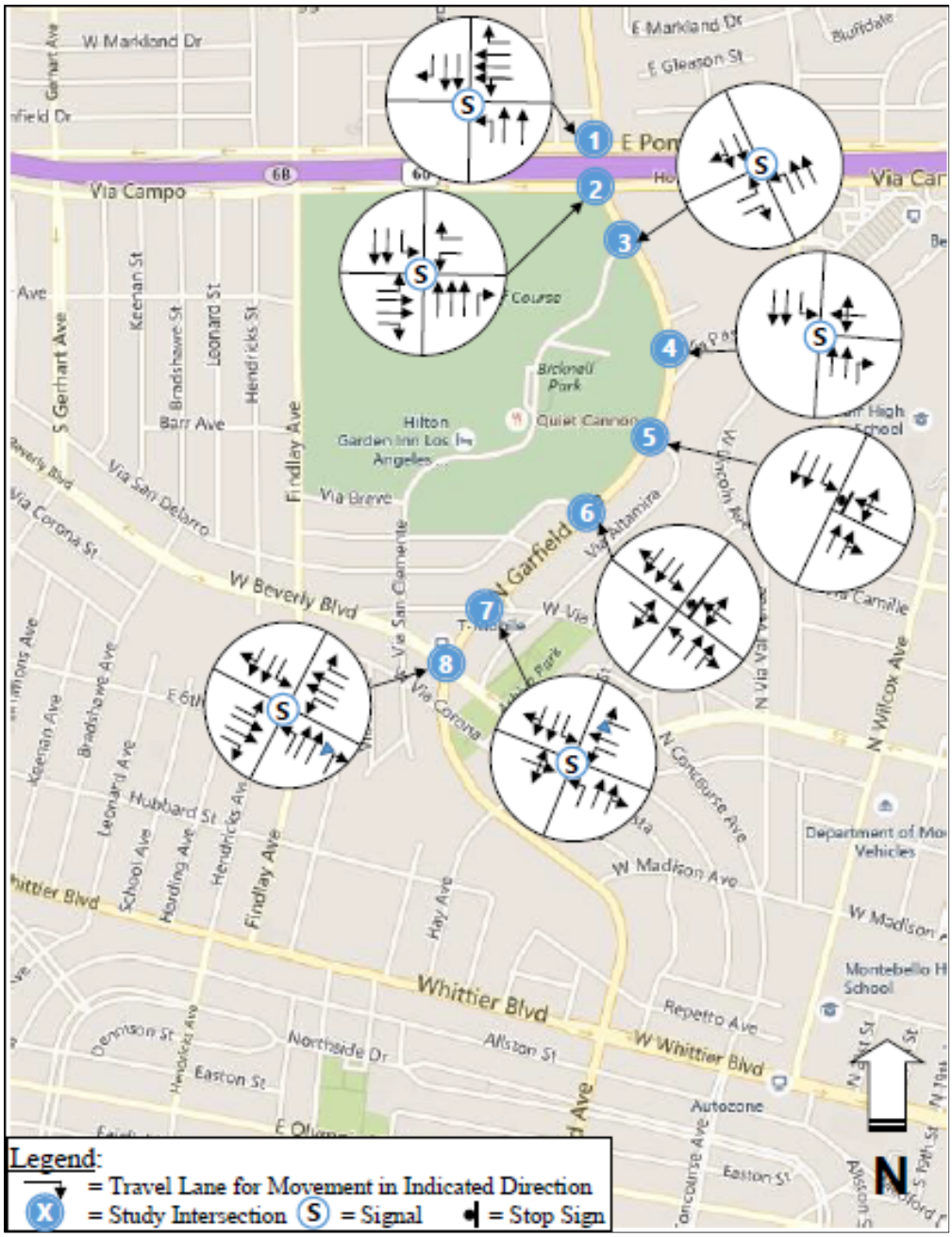


EXHIBIT 3-6
STUDY INTERSECTION LOCATIONS
Source: Crown City Engineers, Inc.

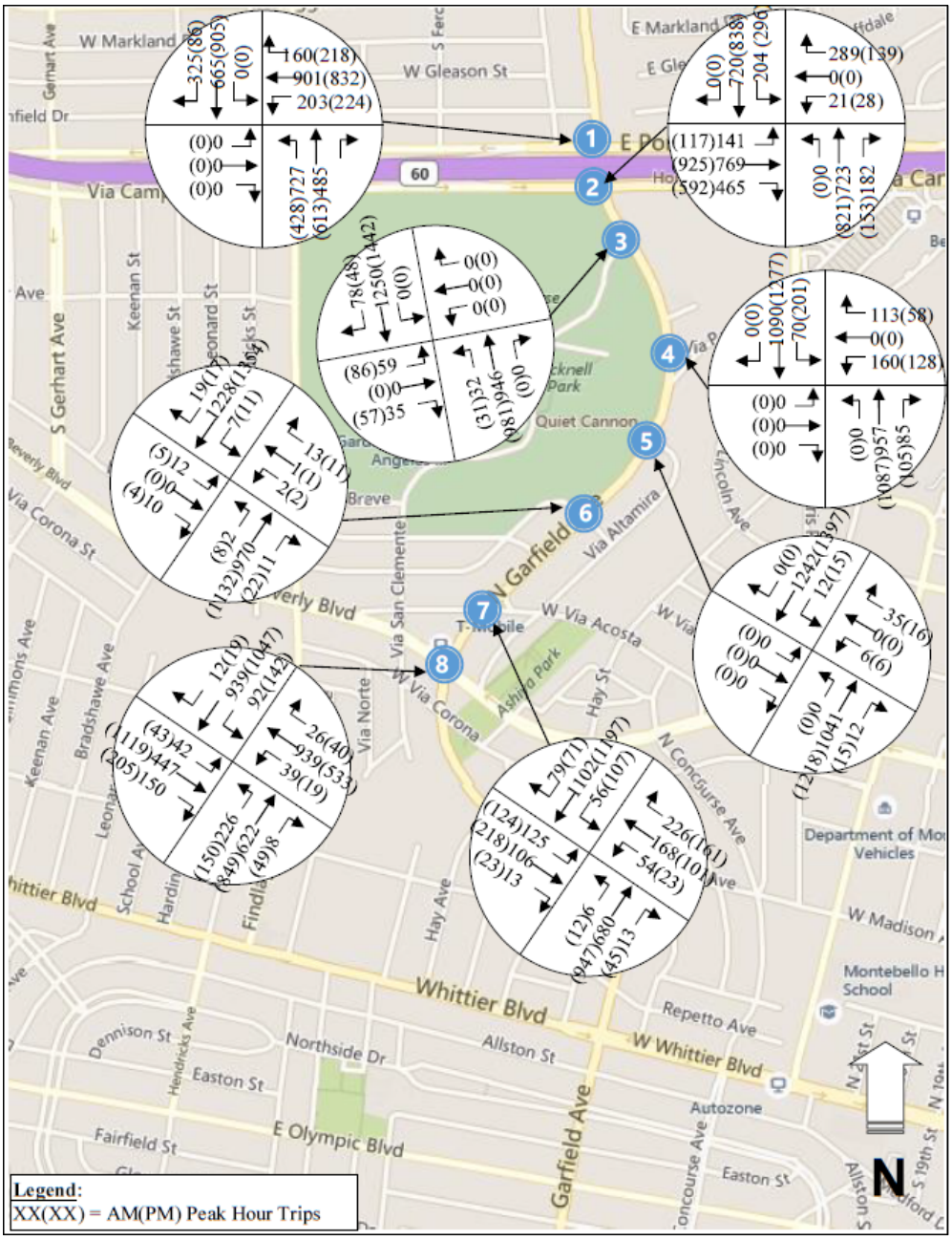


EXHIBIT 3-7
TRAFFIC VOLUMES OF STUDY INTERSECTIONS

Source: Crown City Engineers, Inc.

A 1.0 percent per year annual traffic growth rate was applied to existing 2019 traffic volumes to create a 2021 base traffic condition (i.e., a factor of 1.02 was applied to 2019 volumes to obtain 2021 base traffic volumes). This annual traffic growth rate accounts for the population growth and any minor projects within the study area. There are no other known related projects in the vicinity of the project that will contribute to cumulative traffic volumes with the development of this project. The future 2021 pre project traffic volumes for AM and PM peak hour conditions are shown in Exhibit 3-8. This pre-project traffic condition was evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for intersections. The LOS and V/C ratios for the study intersections under 2021 pre-project conditions (without project) are shown in Table 3-8. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

Table 3-8
Pre-Project Conditions (2021) Level of Service Summary

Intersection	Intersection Control Type	Peak Hour	Future 2021 Conditions with Ambient Growth	
			LOS	V/C Ratio
1. Garfield Ave. & Pomona Blvd.	Signalized	AM PM	F E	1.114 0.913
2. Garfield Ave. & Via Campo.	Signalized	AM PM	B D	0.693 0.859
3. Garfield Ave. & Via San Clemente.	Signalized	AM PM	A B	0.581 0.651
4. Garfield Ave. & Via Paseo.	Stop-Controlled	AM PM	A B	0.578 0.690
5. Garfield Ave. & Via Altamira,	Stop Controlled	AM PM	A A	0.522 0.559
6. Garfield Ave. &Via San Delarro	Stop Controlled	AM PM	A A	0.513 0.551
7. Garfield Ave. &Via Acosta	Signalized	AM PM	B B	0.669 0.681
8. Garfield Ave. & Beverly Blvd.	Signalized	AM PM	D E	0.874 0.905

Source: Crown City Engineers, Inc. *Top Golf Project Development: Traffic Impact Analysis (TIA) Report.* January 2019

Based on the results of this analysis, 6 of the 8 study intersections are expected to be operating at an acceptable LOS D or better during the AM and PM peak hours in 2021 under ambient growth conditions as shown in Table 3-8. The intersection of Garfield Avenue and Via Campo will continue to be operating at a deficient LOS F during the AM peak hour and at a deficient LOS E during the PM peak hour. The intersection of Garfield Avenue and Beverly Boulevard will deteriorate to a deficient LOS E during the AM peak hour.

Trip generation estimates for proposed uses, except for the proposed driving range facility were developed by using nationally recognized and recommended rates contained in "Trip Generation" manual, 10th edition, published by the Institute of Transportation Engineers (ITE) and other relevant publications. Since the proposed driving range facility is a new and unique type of an entertainment facility, ITE does not currently have rates for this type of use. Therefore, traffic counts observed at a similar driving range facility was collected and used in determining trip generation rates for this proposed project.

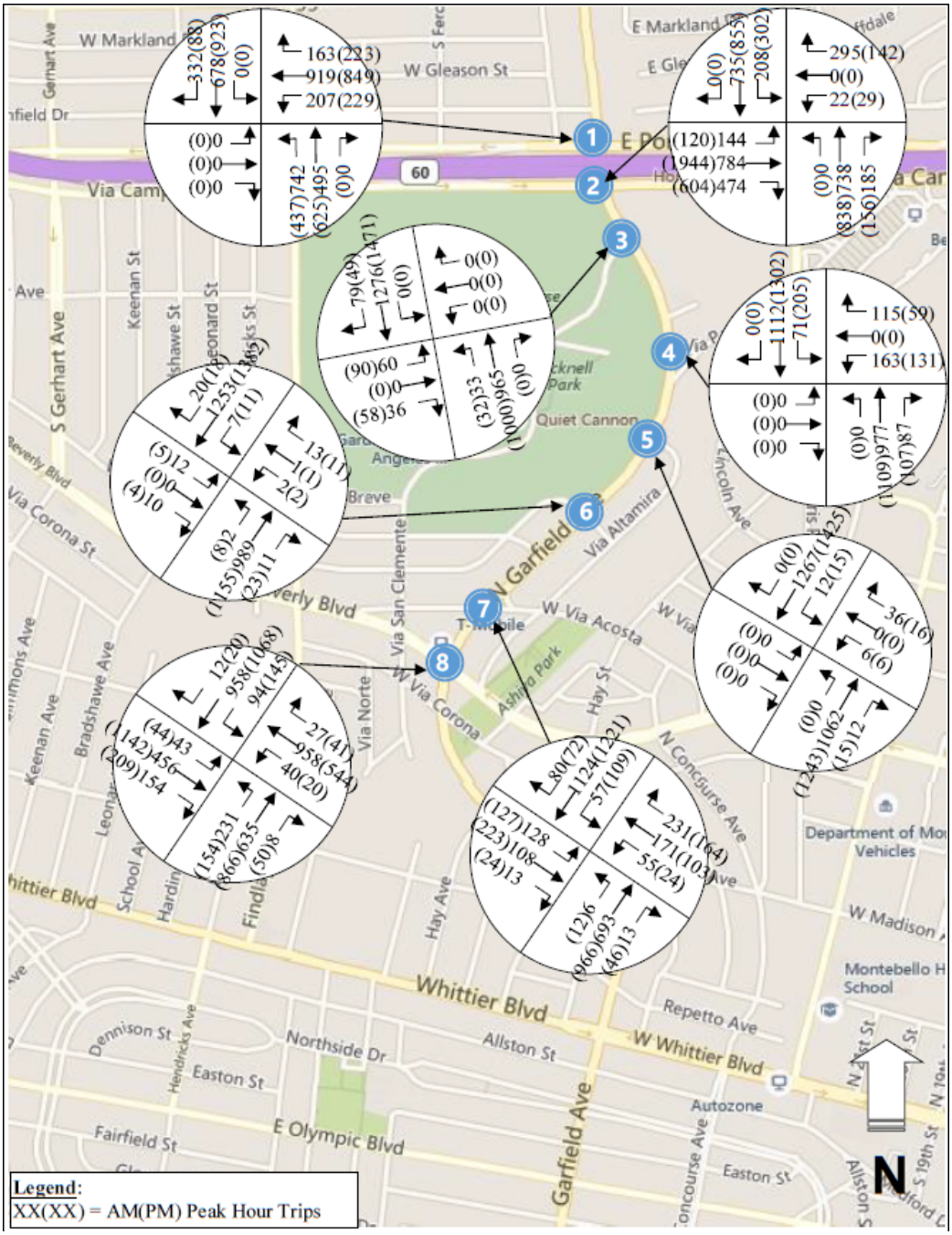


EXHIBIT 3-8
2021 PRE-PROJECT TRAFFIC VOLUMES OF STUDY INTERSECTIONS

Source: Crown City Engineers, Inc.

The driving range that was surveyed is an operational, self-contained, free-standing and is similar to that which is proposed in the Montebello Golf Course. The driving range that was surveyed is also about the same size as the proposed Montebello Golf Course driving range complex, with 102 hitting bays. Traffic counts at the existing operational driving range complex were taken over a Friday Sunday period in late August 2014. According to the count results, the 102-hitting bay driving range complex generated 2,563 total daily trips on Friday, 3,456 trips on Saturday, and 3,155 trips on Sunday. Also, on Friday the facility generated 32 trips (28 inbound and 4 outbound) during the AM peak hour and 183 trips (91 inbound and 92 outbound) during the PM peak hour. Using these data, the daily and peak hour traffic generation rates in terms of trips per hitting bay was determined.

In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates are based on nationally recognized recommendations contained in "Trip Generation" handbook, 10th edition, published by the Institute of Transportation Engineers (ITE). Table 3-9 summarizes trip generation estimates for the project. As shown in Table 3-9, the proposed project is forecast to generate 2,450 net trips per average day. The average weekday net new peak hour trips will be approximately 28 trips during the AM peak hour and 182 trips during the PM peak hour.[70]

Table 3-9
Project Trip Generation

Land Use	Size &Unit	Daily Total	AM Peak			PM Peak		
			IN	OUT	Total	IN	OUT	Total
Top Golf	100 Bays	2,454	27	4	31	90	90	180
431 Mini-Golf Course	6 Hole	36	1	0	1	1	1	2
Total New Trips		2,490	28	4	32	91	91	182

Arrival and departure distribution patterns for project-generated traffic were estimated based upon a review of circulation patterns within the study area network and regional traffic generation and attraction characteristics.

B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)? ● Less than Significant Impact.

According to CEQA Guidelines *§15064.3 subdivision (b)(1),* vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact. The project's implementation will have traffic impacts be reduced to less than significant by implementing a road into the complex, located on Via Paseo. The project's implementation will have less than significant impacts since the project will utilize the existing Golf Course and is located nearby established urban areas. When new development is located in a more rural setting, employees, patrons, visitors, and residents may have to travel further since rural

[70] Crown City Engineers, Inc *Montebello Campus 2020 Development Project:* Traffic Impact Analysis (TIA) Report

development is often located a significant distance from employment, entertainment, and population centers. Consequently, travel distance is typically reduced when development is located in urban areas. As a result, the potential impacts are considered to be less than significant.

C. Would the project substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ● Less than Significant Impact.

The primary driveways (one for ingress and one for egress) located on the southwestern corner of the intersection on N. Garfield and Via San Clemente provides adequate distance spacing from incoming traffic making right and left turns. Therefore, the proposed project will not expose future employees or patrons exiting the project site onto both Via San Clemente and Garfield Avenue. No large trucks will travel to the site due to the nature of the proposed project. As a result, the potential impacts are considered to be less than significant.

D. Would the project result in inadequate emergency access? ● No Impact.

The project would not affect emergency access to any adjacent parcels. At no time will Garfield Avenue and Via San Clemente be closed to traffic since the project will only require the redevelopment of the existing Golf Course site. As a result, the proposed project's implementation will not result in any impacts.

3.17.2 MITIGATION MEASURES

The analysis determined that the project would not require any traffic mitigation.

3.18 TRIBAL CULTURAL RESOURCES

3.18.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? ● Less than Significant Impact.

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

The mitigation identified in Section 3.5.2.B would be sufficient in protecting potential tribal cultural resources. As a result, the potential impacts are considered to be less than significant.

3.18.2 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the proposed project. As a result, no mitigation is required.

3.19 UTILITIES & SERVICE SYSTEMS

3.19.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts? ● No Impact.

The proposed project would involve the construction of a new 68,000 square foot, three level indoor driving range facility that would contain approximately 102 hitting bays. The proposed driving range building would also include various eating and drinking establishments. A new surface parking area with 450 to 500 spaces would be constructed west of the driving range building. Finally, a new miniature golf operation and the construction of new outdoor seating, patio, and dining areas would also be provided.

The City of Montebello is located within the service area of the Sanitation District 2 of Los Angeles. The nearest waste water treatment to Montebello is the Whittier Narrows Reclamation Plant (WRP) located in El Monte. Whittier Narrows WRP was the first reclamation plant built by the Sanitation Districts. It provides primary, secondary and tertiary treatment for 15 million gallons of wastewater per day (see flow diagram below). The WRP Plant has a design capacity of 15 MGD and currently processes an average flow of 8.3 MGD. The plant serves a population of approximately 150,000 people. All of the reclaimed water is reused at the plant, at the Upper San Gabriel Valley Municipal Water District, and as groundwater recharge into the Rio Hondo and San Gabriel Coastal Spreading Grounds.

There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities. In addition, the increase in demand for waste disposal, water, and wastewater treatment services can be adequately handled and no expansion of these services is required (refer to the following subsections). As a result, no impacts will occur.

B. Would the project have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years? ● Less than Significant Impact.

As indicated previously, the project site is currently within an existing Golf Course. The City of Montebello receives its water from Montebello Land & Water Co, located on 344 E Madison Avenue in Montebello. Montebello Land &Water Co provides the residents and businesses of Montebello with recycled water for municipal, commercial, and industrial use. The project is anticipated to consume 1.5 million gallons of water annual. According to the U.S. Golf Course Facilities Report, golf course facilities in the southwest region are estimated to have an irrigation of 553,442 acre-feet per year.[71] Although the project site's water consumption will be mostly coming from the restaurants and golf facilities, the demand for water will not be an issue. The proposed project will connect to an existing water line located along Garfield Avenue. In addition, the project will be equipped with water efficient fixtures. As a result, the potential impacts are considered to be less than significant.

C. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ● Less than Significant Impact.

As indicated previously, the City of Montebello is located in the District 2 of Los Angeles County Sanitation District (LACSD). The nearest water reclamation plant to serve the City of Montebello is the Whittier Narrows Reclamation Plant (WRP). The Whittier Narrows WRP provides primary, secondary, and tertiary treatment for 15 million gallons of wastewater per day. The proposed project is anticipated to generate an average of 12,056 gallons of waste water per day. This quantity of wastewater will not necessitate the expansion of any waste water treatment capacity. In addition, the proposed project will connect to existing sewer lines located along Garfield Avenue. As a result, the potential impacts are considered to be less than significant.

[71] *Golf Course Superintendents Association of America*. Golf-Course Environmental Profile: Water Use and Conservation Report. 2019.

D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ● Less than Significant Impact.

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. Trash collection for commercial land uses is provided by the other private haulers for disposal into the Montebello Incinerator and into area landfills. The City of Montebello does not have a sanitation located within the vicinity of the project area. The waste and trash service that serves the City of Montebello is Athens Services. Athens Services diverts solid waste through reuse, recycling, and composting. Athens Services is a local, family-owned waste collection and recycling company that has been a fixture in the greater Los Angeles community for the past 60 years. As a result, the potential impacts are considered to be less than significant.

E. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? ● No Impact.

The proposed use, like all other development in Montebello, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

3.19.2 MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.20 WILDFIRE

3.20.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan? ● No Impact.

The proposed project site is located within an urbanized area and has areas containing natural vegetation in the vicinity of the project site. However, the project site is not located in a fire hazard severity zone. Furthermore, the proposed project would not involve the closure or alteration of any evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

B. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ● Less than Significant Impact.

The project site and the adjacent properties are urbanized and there are areas of native or natural vegetation found within the vicinity of the project area. The proposed project may be exposed to criteria pollutant emissions generated by wildland fires due to the project site's proximity to the Montebello

Hills. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, the potential impacts are considered to be less than significant.

C. *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ● No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. The project will be constructed in compliance with the 2016 Building Code and the City Fire Department's recommendations and will not exacerbate wildfire risks. In addition, the use of hazardous materials will be limited to those that are commercially available and are used in a household setting. The proposed project, like most development in the City, may be subject to pollutant concentrations from industrial, gas line, or chemical fires due to the project site's proximity to industrial users. As a result, no impacts will occur.

D. *Would the project expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ● No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. The project site and surrounding areas are relatively flat and there are no slopes located nearby. The project site is located within the existing Montebello Golf Course. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no impacts will occur.

3.20.2 MITIGATION MEASURES

The analysis of wildfires impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ● No Impact*

The approval and subsequent implementation of the proposed project will not have the potential to degrade the quality of the environment. The proposed project will not have the potential to degrade the quality of the environment with the implementation of the mitigation measures identified throughout Section 3. The project's air quality emissions will be below the thresholds of significance outlined by the SCAQMD. No impacts to protected species or habitat will result with the implementation of the proposed project.

- *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?* ● No impact

The approval and subsequent implementation of the propose projects will not have impacts that are individually limited, but cumulatively considerable when considering planned or past proposed development in the immediate vicinity. The proposed project is redevelopment of the existing Golf Course that provides a beneficial reduction in reducing greenhouse gas emissions and vehicle miles travels (VMT), since the project is consistent with the regional and State's sustainable goals from the State's Strategic Growth Council (SGC) objectives. The project site complies with the strategies for implementing effective trip traffic and circulation. The proposed project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.

- *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ● No Impact*

The approval and subsequent implementation of the proposed project will not have the potential to degrade the quality of the environment nor have substantial adverse effects that would cause substantial effects on human beings either directly or indirectly.

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SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- A Mitigation Reporting and Monitoring Program *will be* required (refer to Section 5 herein).

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required (refer to Section 5 herein);
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

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SECTION 5. MITIGATION MONITORING PROGRAM

5. 1. OVERVIEW OF THE PROJECT

The following mitigation measures would be required to ensure that light trespass and spillover would not adverse affect the housing units:

Mitigation Measure No. 1 (Light and Glare Impacts). The Contractors must also submit an exterior lighting plan for review and approval by the Community Development Department prior to the issuance of building permits.

Mitigation Measure No. 2 (Light and Glare Impacts). The signs must not include flashing, intermittent or moving lights, and must not emit light that may obstruct or impair the vision of any driver.

Mitigation Measure No. 3 (Light and Glare Impacts). The security and parking area lighting must be designed so as to prevent spillover lighting and/or glare that could affect the vision of drivers on Garfield Avenue and Via San Clemente.

While the anticipated operational emissions would be below thresholds of significance, the following mitigation will further reduce the potential air quality impacts:

Mitigation Measure No. 4 (Air Quality Impacts). The project Contractors must host a job fair with advertising prior the project's opening, this will attract and hire local residents. In addition, preferential hiring must be given for Montebello residents.

Mitigation Measure No. 5 (Air Quality Impacts). The Contractors will be required to install electrical parking spaces and bicycle parking spaces pursuant to Building Code (Title 24-Part 11 of the California Code of Regulations).

Mitigation Measure No. 6 (Air Quality Impacts). Kiosks and directories depicting mass transit times and routes, the locations of bicycle racks, and the locations and times of the shuttles must be placed in visible locations within each project area. The location of the kiosk will be placed in the lobby.

According to the AB-52 consultation, the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

Mitigation Measure No. 7 (Cultural Resources Impacts). The project Contractors will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within

the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

5.2 MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 5-1 provided below and on the following pages.

Table 5-1
Mitigation-Monitoring Program

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Light and Glare Impacts). The Contractors must also submit an exterior lighting plan for review and approval by the Community Development Department prior to the issuance of building permits.	Community Development Director ● *(Contractor is responsible for implementation)*	*Prior to the issuance of building permits.* ● Mitigation ends at the completion of the design phase.	Date: Name & Title:
Mitigation Measure No. 2 (Light and Glare Impacts). The signs must not include flashing, intermittent or moving lights, and must not emit light that may obstruct or impair the vision of any driver.	Community Development Director ● *(Contractor is responsible for implementation)*	*Prior to the issuance of a Certificate of Occupancy.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 3 (Light and Glare Impacts). The security and parking area lighting must be designed so as to prevent spillover lighting and/or glare that could affect the vision of drivers on Garfield Avenue and Via San Clemente.	Community Development Director ● *(Contractor is responsible for implementation)*	*Prior to the issuance of a Certificate of Occupancy.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 4 (Air Quality Impacts). The project Operator must host a job fair with advertising prior the project's opening, this will attract and hire local residents. In addition, preferential hiring must be given for Montebello residents.	Community Development Director ● *(Operator is responsible for implementation)*	*Prior to the issuance of a Certificate of Occupancy.* ● Mitigation ends when construction is completed.	Date: Name & Title:

Table 5-1
Mitigation-Monitoring Program (continued)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 5 (Air Quality Impacts). The Contractors will be required to install electrical parking spaces and bicycle parking spaces pursuant to Building Code (Title 24-Part 11 of the California Code of Regulations).	Community Development Director ● *(Contractor is responsible for implementation)*	*During the project's grading and construction phases.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 6 (Air Quality Impacts). Kiosks and directories depicting mass transit times and routes, the locations of bicycle racks, and the locations and times of the shuttles must be placed in visible locations within each project area. The location of the kiosk will be placed in the lobby.	Community Development Director ● *(Operator is responsible for implementation)*	*Prior to the issuance of a Certificate of Occupancy.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 7 (Cultural Resources Impacts). The project Contractors will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.	Community Development Director ● *(Contractor is responsible for implementation)*	*During the project's grading and construction phases.* ● Mitigation ends when grading is completed.	Date: Name & Title:

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SECTION 6 REFERENCES

6.1 PREPARERS

Blodgett Baylosis Environmental Planning
2211 South Hacienda Boulevard, Suite 107
Hacienda Heights, CA 91745
(626) 336-0033

Marc Blodgett, Project Manager
Janneth Flores, Project Planner

The references consulted as part of this Initial Study's preparation are shown using footnotes. Those references that are available on web pages are identified by their corresponding website addresses.

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APPENDIX A

AIR QUALITY WORKSHEETS

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Montebello Golf Course Improvements

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Arena	68.00	1000sqft	21.86	68,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Construction times are estimated.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Vehicle Trips - Trip generation rates were altered to reflect the rates identified in the TIA.

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	20.00	21.00
tblConstructionPhase	NumDays	370.00	131.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	PhaseEndDate	1/27/2022	1/31/2021
tblConstructionPhase	PhaseEndDate	12/2/2021	11/30/2020
tblConstructionPhase	PhaseEndDate	12/30/2021	12/31/2020
tblConstructionPhase	PhaseEndDate	5/14/2020	5/31/2020
tblConstructionPhase	PhaseStartDate	12/31/2021	1/1/2021
tblConstructionPhase	PhaseStartDate	7/3/2020	6/1/2020
tblConstructionPhase	PhaseStartDate	12/3/2021	12/1/2020
tblVehicleTrips	ST_TR	10.71	37.00
tblVehicleTrips	SU_TR	10.71	37.00
tblVehicleTrips	WD_TR	10.71	37.00

2.0 Emissions Summary

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					
2020	4.1579	42.4721	22.2495	0.0401	18.2675	2.1989	20.4664	9.9840	2.0230	12.0071	0.0000	3,891.0967	3,891.0967	1.1978	0.0000	3,921.0407
2021	30.2614	1.5433	2.0436	3.6400e-003	0.0671	0.0946	0.1617	0.0178	0.0946	0.1123	0.0000	347.8923	347.8923	0.0211	0.0000	348.4198
Maximum	**30.2614**	**42.4721**	**22.2495**	**0.0401**	**18.2675**	**2.1989**	**20.4664**	**9.9840**	**2.0230**	**12.0071**	**0.0000**	**3,891.0967**	**3,891.0967**	**1.1978**	**0.0000**	**3,921.0407**

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					
2020	4.1579	42.4721	22.2495	0.0401	7.2470	2.1989	9.4460	3.9263	2.0230	5.9494	0.0000	3,891.0967	3,891.0967	1.1978	0.0000	3,921.0407
2021	30.2614	1.5433	2.0436	3.6400e-003	0.0671	0.0946	0.1617	0.0178	0.0946	0.1123	0.0000	347.8923	347.8923	0.0211	0.0000	348.4198
Maximum	**30.2614**	**42.4721**	**22.2495**	**0.0401**	**7.2470**	**2.1989**	**9.4460**	**3.9263**	**2.0230**	**5.9494**	**0.0000**	**3,891.0967**	**3,891.0967**	**1.1978**	**0.0000**	**3,921.0407**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**60.11**	**0.00**	**53.42**	**60.57**	**0.00**	**49.98**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.5198	6.0000e-005	6.9700e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0149	0.0149	4.0000e-005		0.0159
Energy	0.0364	0.3306	0.2777	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7123	396.7123	7.6000e-003	7.2700e-003	399.0698
Mobile	3.9698	18.7466	43.3949	0.1495	11.5475	0.1181	11.6656	3.0897	0.1103	3.2000		15,216.2445	15,216.2445	0.7745		15,235.6080
Total	**5.5259**	**19.0773**	**43.6795**	**0.1515**	**11.5475**	**0.1433**	**11.6908**	**3.0897**	**0.1354**	**3.2252**		**15,612.9717**	**15,612.9717**	**0.7822**	**7.2700e-003**	**15,634.6937**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.5198	6.0000e-005	6.9700e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0149	0.0149	4.0000e-005		0.0159
Energy	0.0364	0.3306	0.2777	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7123	396.7123	7.6000e-003	7.2700e-003	399.0698
Mobile	3.9860	18.8574	43.8349	0.1513	11.6964	0.1195	11.8159	3.1296	0.1115	3.2411		15,394.7418	15,394.7418	0.7819		15,414.2897
Total	**5.5422**	**19.1881**	**44.1196**	**0.1532**	**11.6964**	**0.1446**	**11.8410**	**3.1296**	**0.1367**	**3.2663**		**15,791.4690**	**15,791.4690**	**0.7896**	**7.2700e-003**	**15,813.3753**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**-0.29**	**-0.58**	**-1.01**	**-1.16**	**-1.29**	**-0.93**	**-1.28**	**-1.29**	**-0.92**	**-1.27**	**0.00**	**-1.14**	**-1.14**	**-0.94**	**0.00**	**-1.14**

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	5/1/2020	5/31/2020	5	21	
2	Building Construction	Building Construction	6/1/2020	11/30/2020	5	131	
3	Paving	Paving	12/1/2020	12/31/2020	5	23	
4	Architectural Coating	Architectural Coating	1/1/2021	1/31/2021	5	21	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 102,000; Non-Residential Outdoor: 34,000; 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
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
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	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	29.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	6.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216		3,685.1016	3,685.1016	1.1918		3,714.8975
Total	**4.0765**	**42.4173**	**21.5136**	**0.0380**	**18.0663**	**2.1974**	**20.2637**	**9.9307**	**2.0216**	**11.9523**		**3,685.1016**	**3,685.1016**	**1.1918**		**3,714.8975**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0814	0.0547	0.7359	2.0700e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548		205.9951	205.9951	5.9200e-003		206.1432
Total	**0.0814**	**0.0547**	**0.7359**	**2.0700e-003**	**0.2012**	**1.5300e-003**	**0.2027**	**0.0534**	**1.4100e-003**	**0.0548**		**205.9951**	**205.9951**	**5.9200e-003**		**206.1432**

3.2 Site Preparation - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975
Total	**4.0765**	**42.4173**	**21.5136**	**0.0380**	**7.0458**	**2.1974**	**9.2433**	**3.8730**	**2.0216**	**5.8946**	**0.0000**	**3,685.1016**	**3,685.1016**	**1.1918**		**3,714.8975**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0814	0.0547	0.7359	2.0700e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548		205.9951	205.9951	5.9200e-003		206.1432
Total	**0.0814**	**0.0547**	**0.7359**	**2.0700e-003**	**0.2012**	**1.5300e-003**	**0.2027**	**0.0534**	**1.4100e-003**	**0.0548**		**205.9951**	**205.9951**	**5.9200e-003**		**206.1432**

3.3 Building Construction - 2020

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	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	**2.1198**	**19.1860**	**16.8485**	**0.0269**		**1.1171**	**1.1171**		**1.0503**	**1.0503**		**2,553.0631**	**2,553.0631**	**0.6229**		**2,568.6345**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0361	1.1543	0.2749	2.8300e-003	0.0704	5.7200e-003	0.0761	0.0203	5.4700e-003	0.0257		301.8933	301.8933	0.0190		302.3672
Worker	0.1312	0.0882	1.1856	3.3300e-003	0.3242	2.4600e-003	0.3266	0.0860	2.2600e-003	0.0882		331.8811	331.8811	9.5400e-003		332.1196
Total	**0.1673**	**1.2425**	**1.4604**	**6.1600e-003**	**0.3946**	**8.1800e-003**	**0.4027**	**0.1062**	**7.7300e-003**	**0.1140**		**633.7744**	**633.7744**	**0.0285**		**634.4868**

3.3 Building Construction - 2020

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	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345
Total	**2.1198**	**19.1860**	**16.8485**	**0.0269**		**1.1171**	**1.1171**		**1.0503**	**1.0503**	**0.0000**	**2,553.0631**	**2,553.0631**	**0.6229**		**2,568.6345**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0361	1.1543	0.2749	2.8300e-003	0.0704	5.7200e-003	0.0761	0.0203	5.4700e-003	0.0257		301.8933	301.8933	0.0190		302.3672
Worker	0.1312	0.0882	1.1856	3.3300e-003	0.3242	2.4600e-003	0.3266	0.0860	2.2600e-003	0.0882		331.8811	331.8811	9.5400e-003		332.1196
Total	**0.1673**	**1.2425**	**1.4604**	**6.1600e-003**	**0.3946**	**8.1800e-003**	**0.4027**	**0.1062**	**7.7300e-003**	**0.1140**		**633.7744**	**633.7744**	**0.0285**		**634.4868**

3.4 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3566	14.0656	14.6521	0.0228		0.7528	0.7528		0.6926	0.6926		2,207.7334	2,207.7334	0.7140		2,225.5841
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3566**	**14.0656**	**14.6521**	**0.0228**		**0.7528**	**0.7528**		**0.6926**	**0.6926**		**2,207.7334**	**2,207.7334**	**0.7140**		**2,225.5841**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0679	0.0456	0.6132	1.7200e-003	0.1677	1.2700e-003	0.1689	0.0445	1.1700e-003	0.0456		171.6626	171.6626	4.9400e-003		171.7860
Total	**0.0679**	**0.0456**	**0.6132**	**1.7200e-003**	**0.1677**	**1.2700e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**171.6626**	**171.6626**	**4.9400e-003**		**171.7860**

3.4 Paving - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3566	14.0656	14.6521	0.0228		0.7528	0.7528		0.6926	0.6926	0.0000	2,207.7334	2,207.7334	0.7140		2,225.5841
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3566**	**14.0656**	**14.6521**	**0.0228**		**0.7528**	**0.7528**		**0.6926**	**0.6926**	**0.0000**	**2,207.7334**	**2,207.7334**	**0.7140**		**2,225.5841**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0679	0.0456	0.6132	1.7200e-003	0.1677	1.2700e-003	0.1689	0.0445	1.1700e-003	0.0456		171.6626	171.6626	4.9400e-003		171.7860
Total	**0.0679**	**0.0456**	**0.6132**	**1.7200e-003**	**0.1677**	**1.2700e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**171.6626**	**171.6626**	**4.9400e-003**		**171.7860**

3.5 Architectural Coating - 2021

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	30.0171					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	**30.2360**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**		**281.4481**	**281.4481**	**0.0193**		**281.9309**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0253	0.0164	0.2260	6.7000e-004	0.0671	4.9000e-004	0.0676	0.0178	4.5000e-004	0.0182		66.4442	66.4442	1.7900e-003		66.4889
Total	**0.0253**	**0.0164**	**0.2260**	**6.7000e-004**	**0.0671**	**4.9000e-004**	**0.0676**	**0.0178**	**4.5000e-004**	**0.0182**		**66.4442**	**66.4442**	**1.7900e-003**		**66.4889**

3.5 Architectural Coating - 2021

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	30.0171					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	**30.2360**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**	**0.0000**	**281.4481**	**281.4481**	**0.0193**		**281.9309**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0253	0.0164	0.2260	6.7000e-004	0.0671	4.9000e-004	0.0676	0.0178	4.5000e-004	0.0182		66.4442	66.4442	1.7900e-003		66.4889
Total	**0.0253**	**0.0164**	**0.2260**	**6.7000e-004**	**0.0671**	**4.9000e-004**	**0.0676**	**0.0178**	**4.5000e-004**	**0.0182**		**66.4442**	**66.4442**	**1.7900e-003**		**66.4889**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Diversity

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.9860	18.8574	43.8349	0.1513	11.6964	0.1195	11.8159	3.1296	0.1115	3.2411		15,394.7418	15,394.7418	0.7819		15,414.2897
Unmitigated	3.9698	18.7466	43.3949	0.1495	11.5475	0.1181	11.6656	3.0897	0.1103	3.2000		15,216.2445	15,216.2445	0.7745		15,235.6080

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Arena	2,516.00	2,516.00	2516.00	5,430,791	5,500,816
Total	2,516.00	2,516.00	2,516.00	5,430,791	5,500,816

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Arena	16.60	8.40	6.90	0.00	81.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0364	0.3306	0.2777	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7123	396.7123	7.6000e-003	7.2700e-003	399.0698
NaturalGas Unmitigated	0.0364	0.3306	0.2777	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7123	396.7123	7.6000e-003	7.2700e-003	399.0698

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Arena	3372.05	0.0364	0.3306	0.2777	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7123	396.7123	7.6000e-003	7.2700e-003	399.0698
Total		**0.0364**	**0.3306**	**0.2777**	**1.9800e-003**		**0.0251**	**0.0251**		**0.0251**	**0.0251**		**396.7123**	**396.7123**	**7.6000e-003**	**7.2700e-003**	**399.0698**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Arena	3.37205	0.0364	0.3306	0.2777	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7123	396.7123	7.6000e-003	7.2700e-003	399.0698
Total		**0.0364**	**0.3306**	**0.2777**	**1.9800e-003**		**0.0251**	**0.0251**		**0.0251**	**0.0251**		**396.7123**	**396.7123**	**7.6000e-003**	**7.2700e-003**	**399.0698**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.5198	6.0000e-005	6.9700e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0149	0.0149	4.0000e-005		0.0159
Unmitigated	1.5198	6.0000e-005	6.9700e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0149	0.0149	4.0000e-005		0.0159

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1727					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3464					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.5000e-004	6.0000e-005	6.9700e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0149	0.0149	4.0000e-005		0.0159
Total	**1.5198**	**6.0000e-005**	**6.9700e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0149**	**0.0149**	**4.0000e-005**		**0.0159**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1727					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3464					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.5000e-004	6.0000e-005	6.9700e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0149	0.0149	4.0000e-005		0.0159
Total	**1.5198**	**6.0000e-005**	**6.9700e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0149**	**0.0149**	**4.0000e-005**		**0.0159**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Montebello Golf Course Improvements

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Arena	68.00	1000sqft	21.86	68,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Construction times are estimated.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Vehicle Trips - Trip generation rates were altered to reflect the rates identified in the TIA.

Montebello Golf Course Improvements - South Coast AQMD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	20.00	21.00
tblConstructionPhase	NumDays	370.00	131.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	PhaseEndDate	1/27/2022	1/31/2021
tblConstructionPhase	PhaseEndDate	12/2/2021	11/30/2020
tblConstructionPhase	PhaseEndDate	12/30/2021	12/31/2020
tblConstructionPhase	PhaseEndDate	5/14/2020	5/31/2020
tblConstructionPhase	PhaseStartDate	12/31/2021	1/1/2021
tblConstructionPhase	PhaseStartDate	7/3/2020	6/1/2020
tblConstructionPhase	PhaseStartDate	12/3/2021	12/1/2020
tblVehicleTrips	ST_TR	10.71	37.00
tblVehicleTrips	SU_TR	10.71	37.00
tblVehicleTrips	WD_TR	10.71	37.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2098	1.9485	1.6027	2.8500e-003	0.2190	0.1055	0.3245	0.1122	0.0985	0.2107	0.0000	249.8912	249.8912	0.0576	0.0000	251.3316
2021	0.3177	0.0162	0.0213	4.0000e-005	6.9000e-004	9.9000e-004	1.6800e-003	1.8000e-004	9.9000e-004	1.1800e-003	0.0000	3.2830	3.2830	2.0000e-004	0.0000	3.2880
Maximum	**0.3177**	**1.9485**	**1.6027**	**2.8500e-003**	**0.2190**	**0.1055**	**0.3245**	**0.1122**	**0.0985**	**0.2107**	**0.0000**	**249.8912**	**249.8912**	**0.0576**	**0.0000**	**251.3316**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2098	1.9485	1.6026	2.8500e-003	0.1033	0.1055	0.2088	0.0486	0.0985	0.1471	0.0000	249.8909	249.8909	0.0576	0.0000	251.3313
2021	0.3177	0.0162	0.0213	4.0000e-005	6.9000e-004	9.9000e-004	1.6800e-003	1.8000e-004	9.9000e-004	1.1800e-003	0.0000	3.2830	3.2830	2.0000e-004	0.0000	3.2880
Maximum	**0.3177**	**1.9485**	**1.6026**	**2.8500e-003**	**0.1033**	**0.1055**	**0.2088**	**0.0486**	**0.0985**	**0.1471**	**0.0000**	**249.8909**	**249.8909**	**0.0576**	**0.0000**	**251.3313**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**52.66**	**0.00**	**35.48**	**56.62**	**0.00**	**30.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	5-1-2020	7-31-2020	1.0111	1.0111
2	8-1-2020	10-31-2020	0.7466	0.7466
3	11-1-2020	1-31-2021	0.7679	0.7679
		Highest	1.0111	1.0111

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2773	1.0000e-005	8.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6900e-003	1.6900e-003	0.0000	0.0000	1.8000e-003
Energy	6.6400e-003	0.0603	0.0507	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	306.1756	306.1756	0.0112	3.2600e-003	307.4263
Mobile	0.6671	3.5145	7.6289	0.0261	2.0635	0.0216	2.0851	0.5530	0.0201	0.5731	0.0000	2,413.5973	2,413.5973	0.1278	0.0000	2,416.7923
Waste						0.0000	0.0000		0.0000	0.0000	0.3796	0.0000	0.3796	0.0224	0.0000	0.9404
Water						0.0000	0.0000		0.0000	0.0000	9.2931	128.1459	137.4390	0.9598	0.0236	168.4760
Total	**0.9510**	**3.5748**	**7.6805**	**0.0265**	**2.0635**	**0.0261**	**2.0897**	**0.5530**	**0.0247**	**0.5777**	**9.6727**	**2,847.9206**	**2,857.5933**	**1.1212**	**0.0269**	**2,893.6368**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2773	1.0000e-005	8.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6900e-003	1.6900e-003	0.0000	0.0000	1.8000e-003
Energy	6.6400e-003	0.0603	0.0507	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	306.1756	306.1756	0.0112	3.2600e-003	307.4263
Mobile	0.6700	3.5362	7.7023	0.0264	2.0901	0.0218	2.1119	0.5601	0.0204	0.5805	0.0000	2,441.9172	2,441.9172	0.1290	0.0000	2,445.1418
Waste						0.0000	0.0000		0.0000	0.0000	0.3796	0.0000	0.3796	0.0224	0.0000	0.9404
Water						0.0000	0.0000		0.0000	0.0000	9.2931	128.1459	137.4390	0.9598	0.0236	168.4760
Total	**0.9539**	**3.5965**	**7.7538**	**0.0268**	**2.0901**	**0.0264**	**2.1165**	**0.5601**	**0.0249**	**0.5851**	**9.6727**	**2,876.2404**	**2,885.9131**	**1.1224**	**0.0269**	**2,921.9863**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**-0.30**	**-0.61**	**-0.96**	**-1.17**	**-1.29**	**-0.92**	**-1.28**	**-1.29**	**-0.93**	**-1.27**	**0.00**	**-0.99**	**-0.99**	**-0.11**	**0.00**	**-0.98**

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	5/1/2020	5/31/2020	5	21	
2	Building Construction	Building Construction	6/1/2020	11/30/2020	5	131	
3	Paving	Paving	12/1/2020	12/31/2020	5	23	
4	Architectural Coating	Architectural Coating	1/1/2021	1/31/2021	5	21	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 102,000; Non-Residential Outdoor: 34,000; 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
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
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	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	29.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	6.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1897	0.0000	0.1897	0.1043	0.0000	0.1043	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0428	0.4454	0.2259	4.0000e-004		0.0231	0.0231		0.0212	0.0212	0.0000	35.1022	35.1022	0.0114	0.0000	35.3860
Total	**0.0428**	**0.4454**	**0.2259**	**4.0000e-004**	**0.1897**	**0.0231**	**0.2128**	**0.1043**	**0.0212**	**0.1255**	**0.0000**	**35.1022**	**35.1022**	**0.0114**	**0.0000**	**35.3860**

3.2 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.4000e-004	6.5000e-004	7.1600e-003	2.0000e-005	2.0700e-003	2.0000e-005	2.0900e-003	5.5000e-004	1.0000e-005	5.7000e-004	0.0000	1.8667	1.8667	5.0000e-005	0.0000	1.8680
Total	**8.4000e-004**	**6.5000e-004**	**7.1600e-003**	**2.0000e-005**	**2.0700e-003**	**2.0000e-005**	**2.0900e-003**	**5.5000e-004**	**1.0000e-005**	**5.7000e-004**	**0.0000**	**1.8667**	**1.8667**	**5.0000e-005**	**0.0000**	**1.8680**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0740	0.0000	0.0740	0.0407	0.0000	0.0407	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0428	0.4454	0.2259	4.0000e-004		0.0231	0.0231		0.0212	0.0212	0.0000	35.1022	35.1022	0.0114	0.0000	35.3860
Total	**0.0428**	**0.4454**	**0.2259**	**4.0000e-004**	**0.0740**	**0.0231**	**0.0971**	**0.0407**	**0.0212**	**0.0619**	**0.0000**	**35.1022**	**35.1022**	**0.0114**	**0.0000**	**35.3860**

3.2 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.4000e-004	6.5000e-004	7.1600e-003	2.0000e-005	2.0700e-003	2.0000e-005	2.0900e-003	5.5000e-004	1.0000e-005	5.7000e-004	0.0000	1.8667	1.8667	5.0000e-005	0.0000	1.8680
Total	**8.4000e-004**	**6.5000e-004**	**7.1600e-003**	**2.0000e-005**	**2.0700e-003**	**2.0000e-005**	**2.0900e-003**	**5.5000e-004**	**1.0000e-005**	**5.7000e-004**	**0.0000**	**1.8667**	**1.8667**	**5.0000e-005**	**0.0000**	**1.8680**

3.3 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1389	1.2567	1.1036	1.7600e-003		0.0732	0.0732		0.0688	0.0688	0.0000	151.7045	151.7045	0.0370	0.0000	152.6298
Total	**0.1389**	**1.2567**	**1.1036**	**1.7600e-003**		**0.0732**	**0.0732**		**0.0688**	**0.0688**	**0.0000**	**151.7045**	**151.7045**	**0.0370**	**0.0000**	**152.6298**

3.3 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4100e-003	0.0769	0.0191	1.8000e-004	4.5400e-003	3.8000e-004	4.9200e-003	1.3100e-003	3.6000e-004	1.6700e-003	0.0000	17.7208	17.7208	1.1600e-003	0.0000	17.7499
Worker	8.4800e-003	6.5000e-003	0.0719	2.1000e-004	0.0208	1.6000e-004	0.0210	5.5300e-003	1.5000e-004	5.6800e-003	0.0000	18.7607	18.7607	5.4000e-004	0.0000	18.7742
Total	**0.0109**	**0.0834**	**0.0910**	**3.9000e-004**	**0.0254**	**5.4000e-004**	**0.0259**	**6.8400e-003**	**5.1000e-004**	**7.3500e-003**	**0.0000**	**36.4816**	**36.4816**	**1.7000e-003**	**0.0000**	**36.5241**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1389	1.2567	1.1036	1.7600e-003		0.0732	0.0732		0.0688	0.0688	0.0000	151.7044	151.7044	0.0370	0.0000	152.6296
Total	**0.1389**	**1.2567**	**1.1036**	**1.7600e-003**		**0.0732**	**0.0732**		**0.0688**	**0.0688**	**0.0000**	**151.7044**	**151.7044**	**0.0370**	**0.0000**	**152.6296**

3.3 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4100e-003	0.0769	0.0191	1.8000e-004	4.5400e-003	3.8000e-004	4.9200e-003	1.3100e-003	3.6000e-004	1.6700e-003	0.0000	17.7208	17.7208	1.1600e-003	0.0000	17.7499
Worker	8.4800e-003	6.5000e-003	0.0719	2.1000e-004	0.0208	1.6000e-004	0.0210	5.5300e-003	1.5000e-004	5.6800e-003	0.0000	18.7607	18.7607	5.4000e-004	0.0000	18.7742
Total	**0.0109**	**0.0834**	**0.0910**	**3.9000e-004**	**0.0254**	**5.4000e-004**	**0.0259**	**6.8400e-003**	**5.1000e-004**	**7.3500e-003**	**0.0000**	**36.4816**	**36.4816**	**1.7000e-003**	**0.0000**	**36.5241**

3.4 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0156	0.1618	0.1685	2.6000e-004		8.6600e-003	8.6600e-003		7.9600e-003	7.9600e-003	0.0000	23.0325	23.0325	7.4500e-003	0.0000	23.2187
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0156**	**0.1618**	**0.1685**	**2.6000e-004**		**8.6600e-003**	**8.6600e-003**		**7.9600e-003**	**7.9600e-003**	**0.0000**	**23.0325**	**23.0325**	**7.4500e-003**	**0.0000**	**23.2187**

3.4 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	5.9000e-004	6.5300e-003	2.0000e-005	1.8900e-003	1.0000e-005	1.9100e-003	5.0000e-004	1.0000e-005	5.2000e-004	0.0000	1.7037	1.7037	5.0000e-005	0.0000	1.7050
Total	**7.7000e-004**	**5.9000e-004**	**6.5300e-003**	**2.0000e-005**	**1.8900e-003**	**1.0000e-005**	**1.9100e-003**	**5.0000e-004**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**1.7037**	**1.7037**	**5.0000e-005**	**0.0000**	**1.7050**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0156	0.1618	0.1685	2.6000e-004		8.6600e-003	8.6600e-003		7.9600e-003	7.9600e-003	0.0000	23.0324	23.0324	7.4500e-003	0.0000	23.2187
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0156**	**0.1618**	**0.1685**	**2.6000e-004**		**8.6600e-003**	**8.6600e-003**		**7.9600e-003**	**7.9600e-003**	**0.0000**	**23.0324**	**23.0324**	**7.4500e-003**	**0.0000**	**23.2187**

3.4 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	5.9000e-004	6.5300e-003	2.0000e-005	1.8900e-003	1.0000e-005	1.9100e-003	5.0000e-004	1.0000e-005	5.2000e-004	0.0000	1.7037	1.7037	5.0000e-005	0.0000	1.7050
Total	**7.7000e-004**	**5.9000e-004**	**6.5300e-003**	**2.0000e-005**	**1.8900e-003**	**1.0000e-005**	**1.9100e-003**	**5.0000e-004**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**1.7037**	**1.7037**	**5.0000e-005**	**0.0000**	**1.7050**

3.5 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3152					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.3000e-003	0.0160	0.0191	3.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	2.6809	2.6809	1.8000e-004	0.0000	2.6855
Total	**0.3175**	**0.0160**	**0.0191**	**3.0000e-005**		**9.9000e-004**	**9.9000e-004**		**9.9000e-004**	**9.9000e-004**	**0.0000**	**2.6809**	**2.6809**	**1.8000e-004**	**0.0000**	**2.6855**

3.5 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6000e-004	1.9000e-004	2.2000e-003	1.0000e-005	6.9000e-004	1.0000e-005	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.6021	0.6021	2.0000e-005	0.0000	0.6025
Total	**2.6000e-004**	**1.9000e-004**	**2.2000e-003**	**1.0000e-005**	**6.9000e-004**	**1.0000e-005**	**7.0000e-004**	**1.8000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.6021**	**0.6021**	**2.0000e-005**	**0.0000**	**0.6025**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3152					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.3000e-003	0.0160	0.0191	3.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	2.6809	2.6809	1.8000e-004	0.0000	2.6855
Total	**0.3175**	**0.0160**	**0.0191**	**3.0000e-005**		**9.9000e-004**	**9.9000e-004**		**9.9000e-004**	**9.9000e-004**	**0.0000**	**2.6809**	**2.6809**	**1.8000e-004**	**0.0000**	**2.6855**

3.5 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6000e-004	1.9000e-004	2.2000e-003	1.0000e-005	6.9000e-004	1.0000e-005	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.6021	0.6021	2.0000e-005	0.0000	0.6025
Total	**2.6000e-004**	**1.9000e-004**	**2.2000e-003**	**1.0000e-005**	**6.9000e-004**	**1.0000e-005**	**7.0000e-004**	**1.8000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.6021**	**0.6021**	**2.0000e-005**	**0.0000**	**0.6025**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Diversity

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6700	3.5362	7.7023	0.0264	2.0901	0.0218	2.1119	0.5601	0.0204	0.5805	0.0000	2,441.9172	2,441.9172	0.1290	0.0000	2,445.1418
Unmitigated	0.6671	3.5145	7.6289	0.0261	2.0635	0.0216	2.0851	0.5530	0.0201	0.5731	0.0000	2,413.5973	2,413.5973	0.1278	0.0000	2,416.7923

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Arena	2,516.00	2,516.00	2516.00	5,430,791	5,500,816
Total	2,516.00	2,516.00	2,516.00	5,430,791	5,500,816

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Arena	16.60	8.40	6.90	0.00	81.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	240.4955	240.4955	9.9300e-003	2.0500e-003	241.3558
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	240.4955	240.4955	9.9300e-003	2.0500e-003	241.3558
NaturalGas Mitigated	6.6400e-003	0.0603	0.0507	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	65.6802	65.6802	1.2600e-003	1.2000e-003	66.0705
NaturalGas Unmitigated	6.6400e-003	0.0603	0.0507	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	65.6802	65.6802	1.2600e-003	1.2000e-003	66.0705

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Arena	1.2308e+006	6.6400e-003	0.0603	0.0507	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	65.6802	65.6802	1.2600e-003	1.2000e-003	66.0705
Total		**6.6400e-003**	**0.0603**	**0.0507**	**3.6000e-004**		**4.5900e-003**	**4.5900e-003**		**4.5900e-003**	**4.5900e-003**	**0.0000**	**65.6802**	**65.6802**	**1.2600e-003**	**1.2000e-003**	**66.0705**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Arena	1.2308e+006	6.6400e-003	0.0603	0.0507	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	65.6802	65.6802	1.2600e-003	1.2000e-003	66.0705
Total		**6.6400e-003**	**0.0603**	**0.0507**	**3.6000e-004**		**4.5900e-003**	**4.5900e-003**		**4.5900e-003**	**4.5900e-003**	**0.0000**	**65.6802**	**65.6802**	**1.2600e-003**	**1.2000e-003**	**66.0705**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Arena	754800	240.4955	9.9300e-003	2.0500e-003	241.3558
Total		**240.4955**	**9.9300e-003**	**2.0500e-003**	**241.3558**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Arena	754800	240.4955	9.9300e-003	2.0500e-003	241.3558
Total		**240.4955**	**9.9300e-003**	**2.0500e-003**	**241.3558**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2773	1.0000e-005	8.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6900e-003	1.6900e-003	0.0000	0.0000	1.8000e-003
Unmitigated	0.2773	1.0000e-005	8.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6900e-003	1.6900e-003	0.0000	0.0000	1.8000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2457					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	8.0000e-005	1.0000e-005	8.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6900e-003	1.6900e-003	0.0000	0.0000	1.8000e-003
Total	**0.2773**	**1.0000e-005**	**8.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.6900e-003**	**1.6900e-003**	**0.0000**	**0.0000**	**1.8000e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2457					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	8.0000e-005	1.0000e-005	8.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6900e-003	1.6900e-003	0.0000	0.0000	1.8000e-003
Total	**0.2773**	**1.0000e-005**	**8.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.6900e-003**	**1.6900e-003**	**0.0000**	**0.0000**	**1.8000e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	137.4390	0.9598	0.0236	168.4760
Unmitigated	137.4390	0.9598	0.0236	168.4760

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Arena	29.2924 / 1.86973	137.4390	0.9598	0.0236	168.4760
Total		**137.4390**	**0.9598**	**0.0236**	**168.4760**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Arena	29.2924 / 1.86973	137.4390	0.9598	0.0236	168.4760
Total		**137.4390**	**0.9598**	**0.0236**	**168.4760**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.3796	0.0224	0.0000	0.9404
Unmitigated	0.3796	0.0224	0.0000	0.9404

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Arena	1.87	0.3796	0.0224	0.0000	0.9404
Total		**0.3796**	**0.0224**	**0.0000**	**0.9404**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Arena	1.87	0.3796	0.0224	0.0000	0.9404
Total		**0.3796**	**0.0224**	**0.0000**	**0.9404**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

ATTACHMENT D

NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION

Conditional Use Permit/Planned Sign Program/
Initial Study-Mitigated Negative Declaration

Location: 988 Via San Clemente, Montebello, CA 90640

Case No.: PC-2022-0008-CUP-PSP/ENV No. 09-22-MND

Applicant: Topgolf USA MB LLC.

Project Description: Topgolf USA MB LLC (the "Applicant") proposes to modernize and relocate the existing driving range at the Montebello Golf Course (the "Driving Range Relocation Project" or "Proposed Project"). The Proposed Project would, among other things, allow the continued use and maintenance of a technologically advanced multi-faceted enhanced golf driving range with related amenities such as restaurants/bars, event space, and an entertainment complex. The Driving Range Relocation Project would feature an approximately 68,000 square foot, three-level building, with commercial/retail uses including restaurants, bars, entertainment and event space with climate-controlled golf hitting bays and an outfield with electronic targets for an inclusive, high-tech golf experience. The Proposed Project also includes a request to allow the on-site sale of beer, wine, and liquor as well as a request to establish a planned sign program. The Applicant seeks approval of a proposed Conditional Use Permit and Planned Sign Program for the Driving Range Relocation Project at 988 Via San Clemente within the City of Montebello (see Exhibit A).

Zone: R-1 Zone, Single-Family Residential
General Plan Designation: Parks and Open Space

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15070, the City has prepared an Initial Study/Mitigated Negative Declaration ("IS/MND") and determined that the project will not have a significant effect on the environment. In accordance with CEQA Guidelines Section 15073, the IS-MND was posted for the 20-day public review period beginning December 12, 2019 through January 2, 2020.

NOTICE IS HEREBY GIVEN that the City of Montebello ("City") Planning Commission ("Planning Commission") will hold a public hearing to consider the above listed entitlements. The meeting is scheduled to be held on:

Date: Tuesday, March 15, 2022
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 West Beverly Boulevard
Montebello, CA 90640

Members of the public may participate in a live audio broadcast of the Planning Commission meeting via a designated telephonic dial-in line. Dial-in details for the Planning Commission meeting will be contained in the meeting agenda, posted to the City webpage. The meeting agenda can be found at the following link:
https://www.cityofmontebello.com/planning-commission-meeting.html

All interested persons have the right to participate pursuant to Assembly Bill 361. For those interested in making public comments, you may address the Planning Commission by calling into the Planning and Community Development Department office at (323) 887-1200 Ext. 494 until the day of the meeting prior to the start of public comments, Tuesday March 15, 2022. Staff will complete the speaker cards for telephonic comments and the public will be called in the order received during the Public Hearing, concluding telephone comments. The exact call back time is not predictable due to the nature of the Planning Commission agenda, and as a result you must be available to receive a live call until the end of the hearing on this matter Regular session begins at 6:30 p.m. In addition, the City has created an email address pcpubliccomment@cityofmontebello.com where the public can submit written public comments up until the day of the meeting, Tuesday, March 15, 2022 between 7:30 a.m. – 6:30 p.m. These comments will be read out loud and submitted for

the record. The email address for Planning Commission meetings can be located on the City's webpage under https://www.cityofmontebello.com/planning-commission-meeting.html

Written comments may also be mailed or delivered to the City of Montebello Planning Commission at the Planning Division office address identified below on or before the meeting date. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

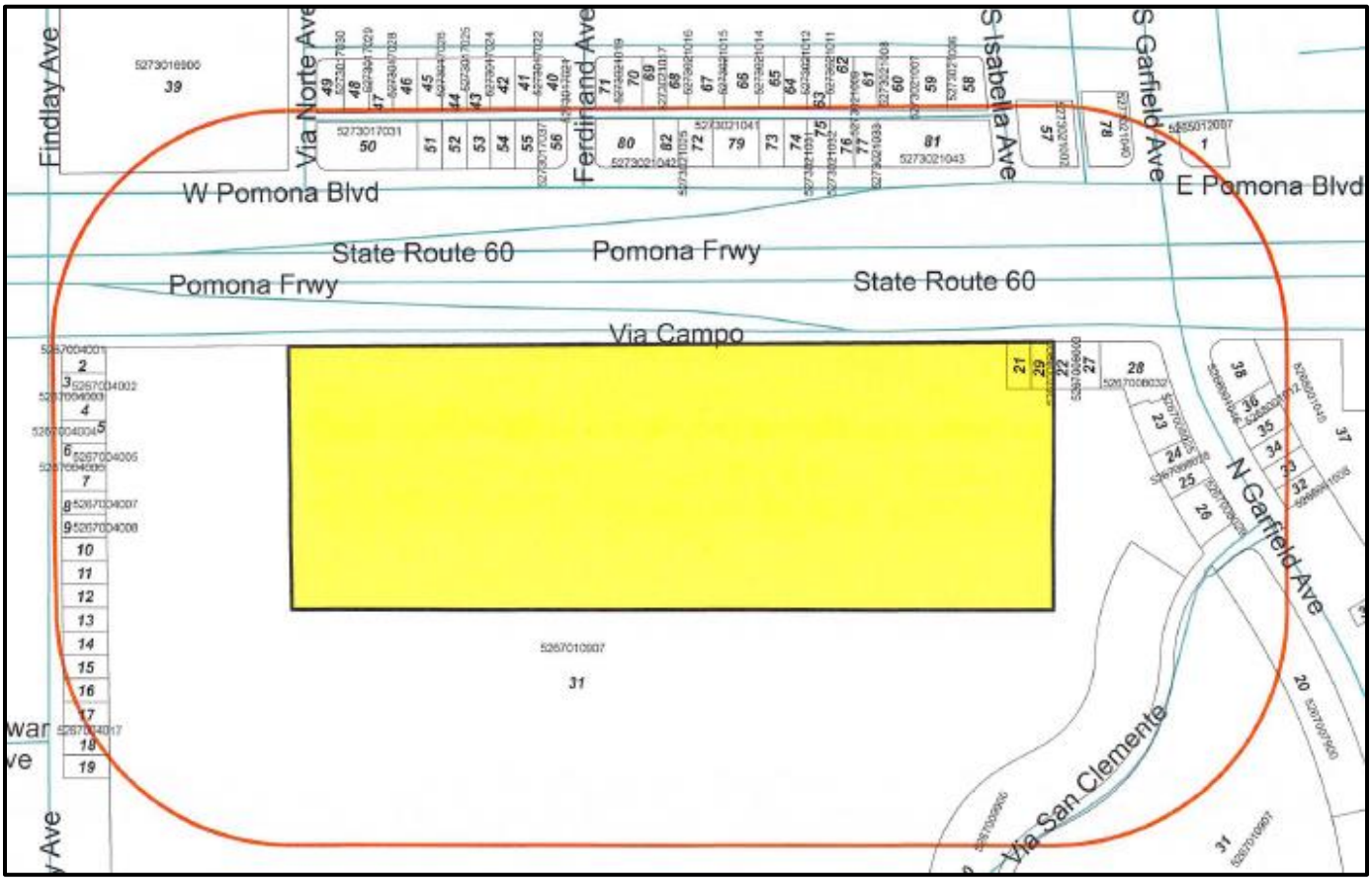
Contact Person: Monica Mercado-Rodriguez
Phone: 323.887.1200 Ext. 494/**Email:** mmercado-rodriguez@cityofmontebello.com
Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com

Date of Publication: February 23, 2022

ATTACHMENT D

Exhibit A

Project Location Map



ATTACHMENT E

CITY OF MONTEBELLO
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NAME OF PROJECT: Montebello Golf Course Driving Range Relocation Project.

PROJECT LOCATION: 988 Via San Clemente, Montebello, CA 90640. APN 5267-010-907

APPLICANT: City of Montebello Planning Division, Community Development Department
1600 West Beverly Boulevard, Montebello, California 90640.

CITY AND COUNTY: Montebello, Los Angeles County.

DESCRIPTION: The City of Montebello is proposing to upgrade and modernize the City-owned Montebello Golf Course with the relocation and construction of a new driving range complex. The proposed project would involve the construction of a multi-faceted enhancement within the existing and larger 118-acre Montebello Golf Course located at 988 Via San Clemente in the City of Montebello. The proposed improvements would be located in the northern portion of the golf course within an approximate 18-acre area. The existing Montebello golf course was last remodeled in 1998-99, reopening on May 7, 1999. The proposed project would allow the City to enhance the golf course to accommodate the changing needs of the golfing community, and is anticipated to increase revenues that would immediately benefit the City of Montebello. The proposed project would include the following elements:

- A new three level indoor driving range complex that would contain approximately 102 hitting bays. This new driving range replacement complex would have a total floor area of approximately 68,000 square-feet. The proposed driving range complex building would also include various eating and drinking establishments.

- The proposed improvements would also involve the installation of new netting and poles. The poles and netting would have a maximum height of one hundred-seventy (170) feet above the finished floor elevation of the new driving range building.

- Two (2) high definition digital screens (30' x 50') would be installed outside of the outfield netting. Both screens would be oriented towards the building and would be used for the operation of the venue.

- A new surface parking area, containing between 450-500 spaces, would be provided to the west of the new main driving range complex.

- A new miniature golf operation would be constructed to the south of the main driving range complex.

- The proposed improvements would also include construction of new outdoor seating, patio, and dining areas.

THIS NOTICE WAS POSTED

ON December 12 2019

UNTIL January 13 2020

REGISTRAR – RECORDER/COUNTY CLERK

2019 320458

FILED
Dec 12 2019

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by DOMINIQUE PERRY

ENVIRONMENTAL REVIEW: As lead agency under the California Environmental Quality Act ("CEQA"), the City has analyzed the potential environmental impacts of the proposed project in an Initial Study/Mitigated Negative Declaration ("MND"). The MND shows that there is no substantial evidence that the proposed project may have a significant effect on the environment. This site is not included on lists of hazardous waste facilities identified by Section 65962.5 of the Government Code.

PUBLIC REVIEW PERIOD: For purposes of the California Environmental Quality Act ("CEQA"), the City of Montebello is the "lead agency" for the Project. The public review period, during which the City will receive comments on the proposed Mitigated Negative Declaration, is *December 13, 2019, through January 2, 2020.*

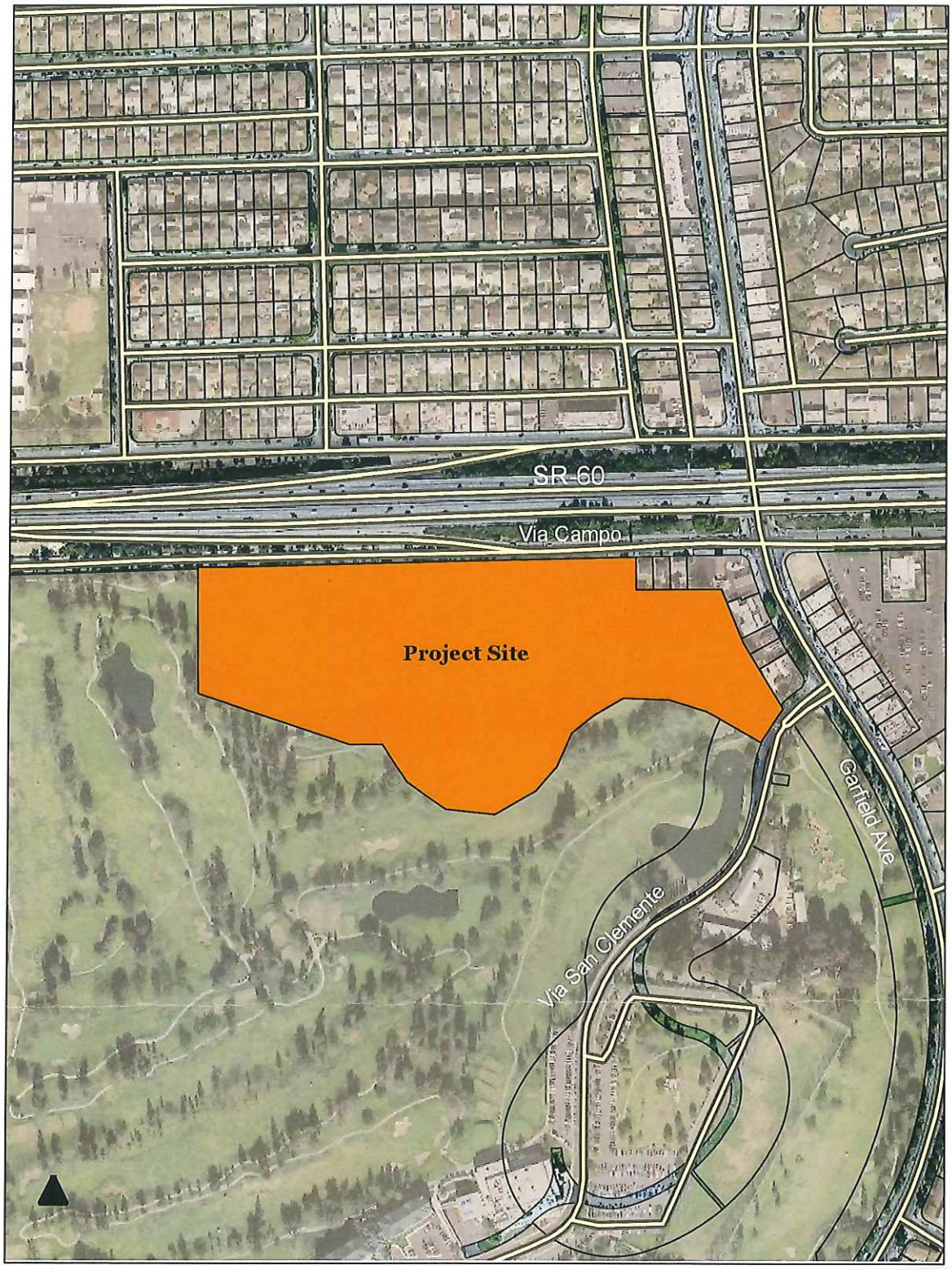
Copies of the Mitigated Negative Declaration, and all documents referenced therein, are available for public review in the Montebello City Clerk's Office, located at 1600 W. Beverly Blvd., Montebello, California 90640. The MND may be inspected by the public during Monday through Thursday, during the hours of 8:00 a.m. and 5:00 p.m. Any questions regarding this item, and any comments on the MND, may be directed to the following contact person:

Mr. Joseph Palombi, Interim Director of Planning and Community Development
Planning Division, Community Development Department
1600 West Beverly Boulevard
Montebello, California 90640
(323) 887-1367

All persons desiring to comment on the MND or proposed project are invited to submit written comments during the public review period.

Signature Joseph Palombi Date 12-12-2019
Mr. Joseph Palombi
Interim Director of Planning and Community Development

2019 320458
FILED
Dec 12 2019
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by DOMINIQUE PERRY



2019 320458
FILED
Dec 12 2019
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by DOMINIQUE PERRY

EXHIBIT 1
PROJECT LOCATION IN MONTEBELLO
SOURCE: QUANTUM GIS

Master Sign Program

Via Campo Dr.
Montebello, CA 90640

TOPGOLF®

cima
building *brands* together

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building brands together

Project Introduction

Topgolf is a premier state of the art sports entertainment venue consisting of a technologically advanced multi-level golf driving range, a full-service restaurant and bar, event space, and entertainment complex. The venue features a 68,000 square foot, three-level building housing the restaurant, bar, entertainment and event space including three climate-controlled levels of golf ball hitting bays and an outfield with electronic targets for an inclusive, high-tech golf game that everyone of all ages and skill levels can enjoy.

The monumentation and signage which is planned and designed is a balanced and responsive part of the entire community. The consistency in design helps create a sense of unity and place in the community, and at the same time, the guidelines provide for types and sizes of signs and monuments that are consistent to the area.

The sign exhibits shown in this package are for illustrative purposes only. Construction drawings showing complete signage details will be prepared andshall be reviewed by the City of Montebello prior to issuance of necessary sign permits.

The following signage is being proposed within this planned sign program:

- Re-Use of the two pylon signs on Via Campo to provide for branded visibility from Pomona Freeway.

- Wall signage on the front (west), left (north), and right (south) portions of the building will be installed to maintain consistent branding that Topgolf provides at their venues throughout the country.

-Temporary construction signage will be included to provide Topgolf and Contractor branding throughout the duration of the construction project.

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building *brands* together

Guidelines and Regulations for Permanent Signs

Two (2) Existing pylon signs along Via Campo will be reused and refurbished to promote Topgolf branding

One (1) white channel letter TOPGOLF sign will be displayed on the front (west) building elevation

One (1) shield logo wall graphic will be displayed on the front (west) building elevation

One (1) white channel letter TOPGOLF sign will be displayed on the right (south) building elevation

One (1) white channel letter TOPGOLF sign will be displayed on the left (north) building elevation

Guidelines and Regulations for Temporary Signs:

Temporary signage will be displayed to advertise the Topgolf and Contractor Brands

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PROPOSED SIGNS		Qty. req'd	Sheet #	Est. Weight	Amps/Volts	Area(sq. ft.)	Special Instructions
Building Signage							
1	Channel Letters	1	4	-	-	221.5	
2	Shield Logo	1	4	-	-	486.7	
3	Channel Letters	1	5	-	-	56.9	
4	Channel Letters	1	6	-	-	56.9	
Freestanding							
5	Pylon Reface	2	7	-	-	T.B.D.	
6	Pylon Reface	2	8	-	-	T.B.D.	

1 Channel Letters

TOPGOLF

2 Shield Logo



3 Channel Letters

TOPGOLF

4 Channel Letters

TOPGOLF

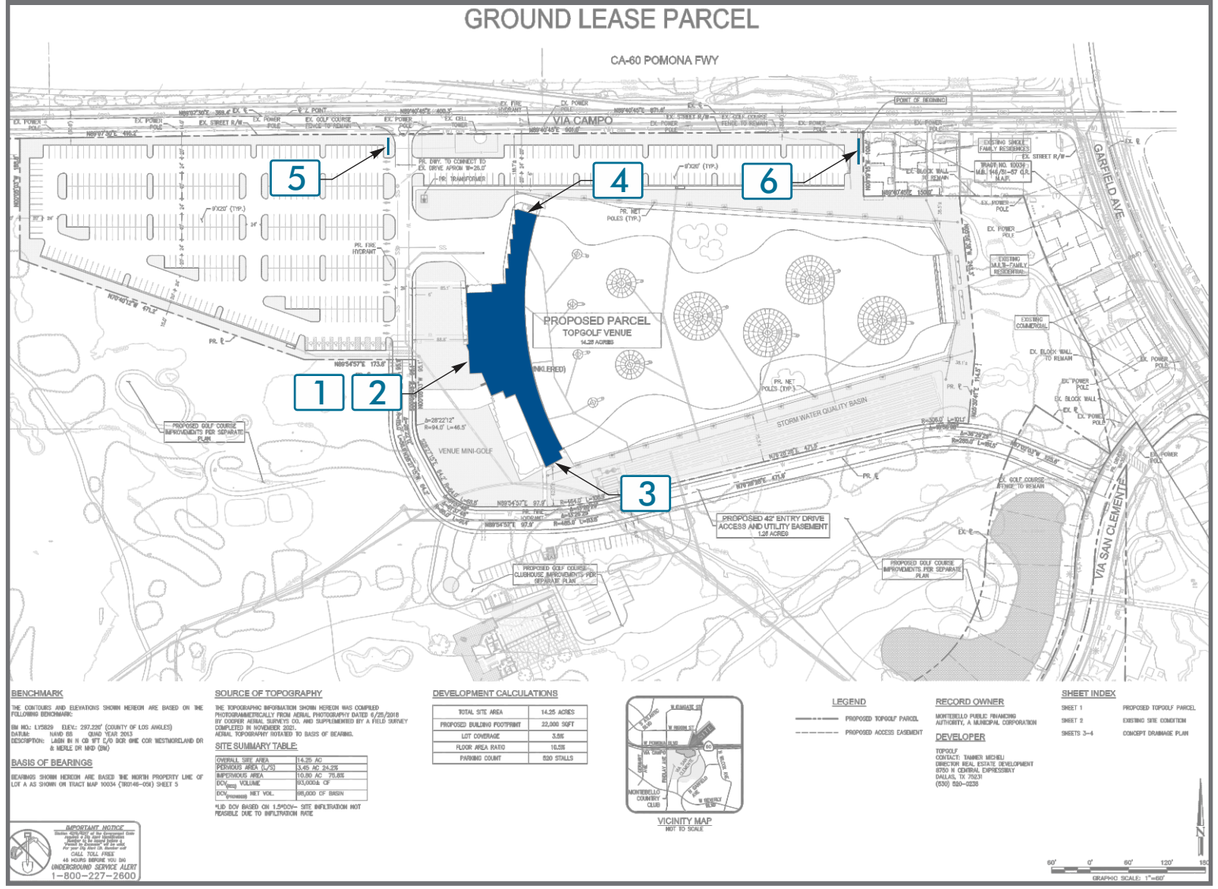
5 Pylon Reface



6 Pylon Reface



Site Plan



SYMBOLS KEY

	DESCRIPTION:
J 120	120 Volt Junction Box
W	Elect Whip: 1/2"Ø x 6'-0" Lg Greenfield
PS	LED Power Supply
B	Blocking Req'd
S	Additional Structure Req'd.
A	Special Condition Applies
	Access Panel - Field Cut
	Additional Information Req'd.
	Remove
	Remain As-Is
	Relocate

REVISIONS

Revision	Date	Revision Notes	By	Sheet
0	X.XX.XX	XXXXX	XX	XX

Additional Notes

1. Cima Network drawings are based on architectural drawings:
   Architect: XXXXXXXX
   Job #: XXXXXXXX
   Date: XX.XX.XXXX

2. G.C., Topgolf and the Aria Group are responsible to supply updates drawings as they are released.

3. If there are any drawing inconsistencies or questions concerning clarification on electrical or blocking locations please contact:

Mark Lockett @ Cima Network
121 New Britain Blvd.
Chalfont, PA 18914
267.308.0575
mlockett@cimanetwork.com

Lauren Dixon @ Cima Network
121 New Britain Blvd.
Chalfont, PA 18914
267.308.0575
ldixon@cimanetwork.com

SCOPE OF WORK

REV X.XX.XX 0

SHT of 11 5

Cima Network Inc.
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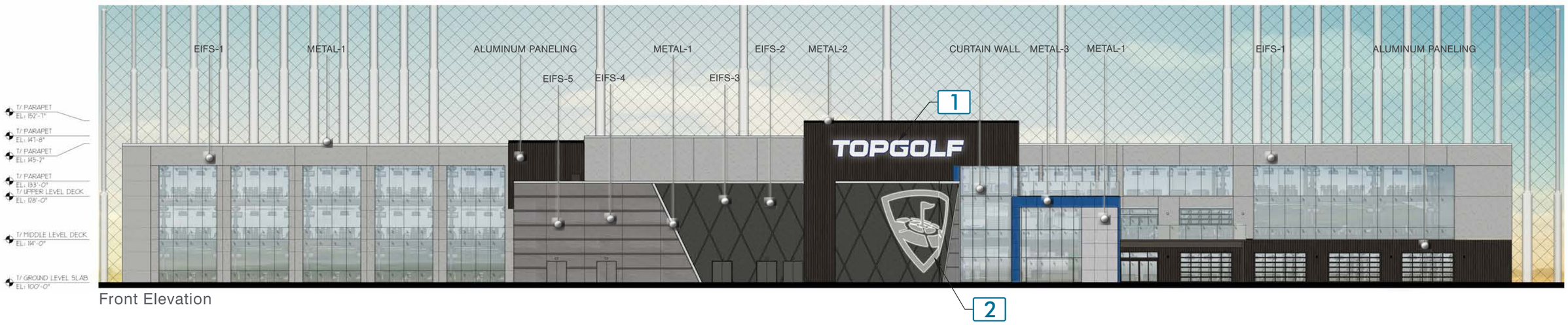
FILE #E465295

All Electric Signs to be manufactured to meet the requirements of UI 48 and installed to meet the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

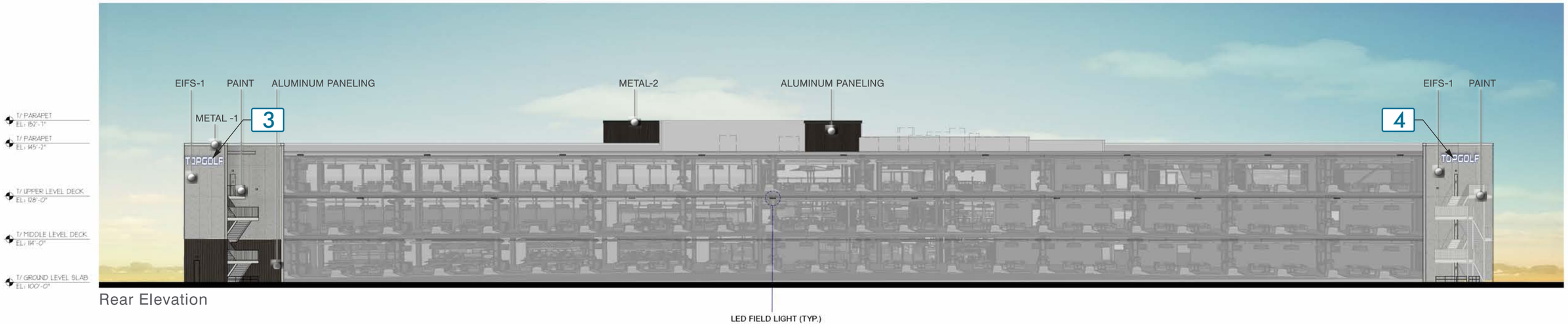
Client: **Topgolf**
Dwg By: **MB**
Date: **3.8.22**

Job#: **20495**
Address: **Via Campo Dr. Montebello, CA 90640**

Elevations



Front Elevation



Rear Elevation

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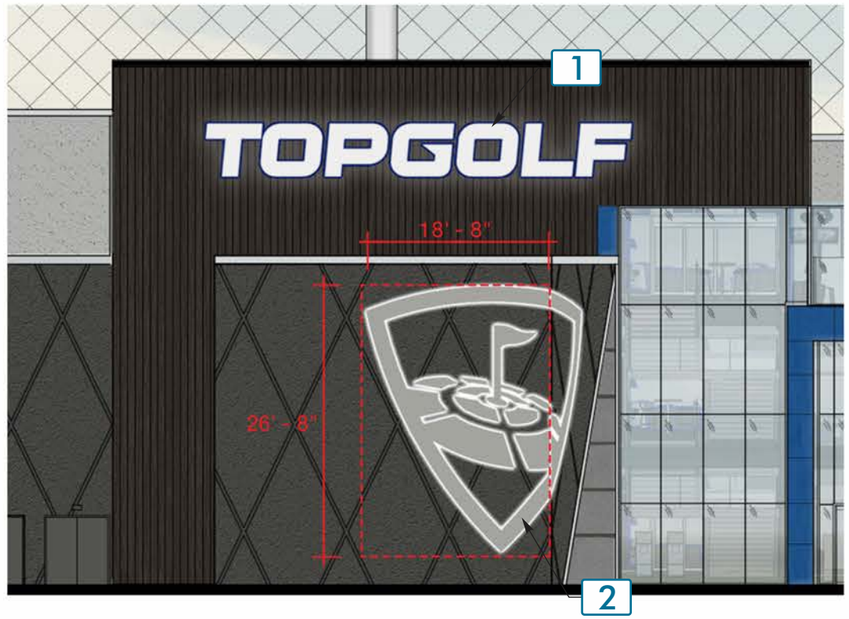
Job#: **20495**
Address: **Via Campo Dr.**
Montebello, CA 90640

REV X.XX.XX **0**

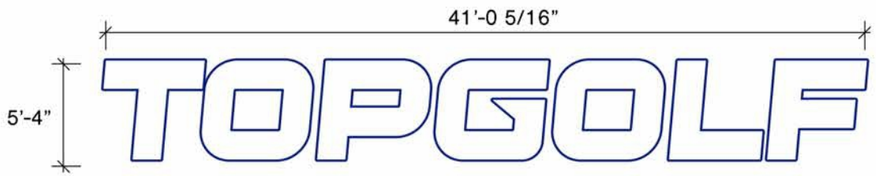
SHT of 11 **6**



FRONT ELEVATION: 20,610 SF. TOTAL



EXTERIOR WALL GRAPHIC: 486.7 SF. TOTAL = 2.4% OF ELEVATION



EXTERIOR SIGN: 221.5 SF. TOTAL = 1.1% OF ELEVATION

FRONT ELEVATION SIGNAGE:
(497.3 SF.+221.5 SF.)/20,610 SF. = .035
3.5% TOTAL OF FRONT ELEVATION

EXTERIOR SIGN:
FRONT LIT CHANNEL LETTERS MOUNTED TO BUILDING

FONT: TOPGOLF APPROVED TYPEFACE

FACE: 3/16" 7328 WHITE POLYCARBONATE FACE W/ ARLON 2114 TRANS. BLUE VINYL SKIN 1" WEEDED OUTLINE

RETURNS: 6" .063 3003 H14 ALUM. RETURNS

TRIM CAPS: 2" SILVER JEWELITE TRIM CAPS

BACKS: .063 WHITE ALUMINUM PAINTED SILVER

EXTERNAL GUSSETS: 1/8" 5052 ALUMINUM W/ 2" FLANGES ON ALL SIDES

INTERNAL GUSSETS: 1/8" 5052 ALUMINUM CUT TO LETTER SHAPE AT BOTTOM

ANCHORS: 3/8" DIA X 5" GALVANIZED LAG BOLTS

ILLUMINATION: WHITE LEDS-G0Q3 6-7000K

MOUNTING: MOUNTED TO BUILDING W/ NON-CORROSIVE HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS IN THE FIELD, PROVIDE SS BOLTS

EXTERIOR WALL GRAPHIC:
SHIELD ART CRAFTED IN EIFS.

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www.cimanetwork.com

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UL FILE #E465295

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Client: **Topgolf**
Dwg By: **MB**
Date: **3.8.22**

Job#: **20495**
Address: **Via Campo Dr. Montebello, CA 90640**

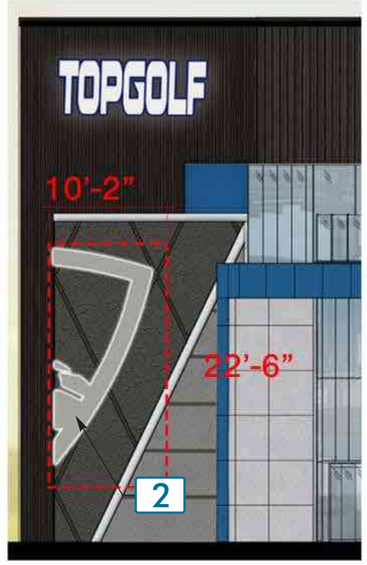
REV X.XX.XX **0**

SHT of 11 **7**

Sign 3 Details

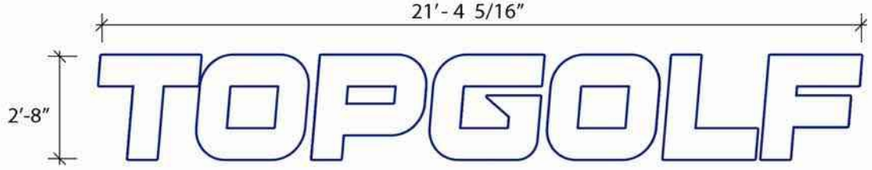


RIGHT ELEVATION: 7,222 SF. TOTAL



EXTERIOR WALL GRAPHIC: **228.8 SF. TOTAL**

SHIELD ART CRAFTED IN EIFS.



EXTERIOR SIGN: 56.9 SF. TOTAL = 0.79% OF ELEVATION

EXTERNAL GUSSETS: 1/8" 5052 ALUMINUM W/ 2" FLANGES ON ALL SIDES

INTERNAL GUSSETS: 1/8" 5052 ALUMINUM CUT TO LETTER SHAPE AT BOTTOM

ANCHORS: 3/8" DIA X 5" GALVANIZED LAG BOLTS

ILLUMINATION: WHITE LEDS-G0Q3 6-7000K

MOUNTING: MOUNTED TO BUILDING W/ NON-CORROSIVE HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS IN THE FIELD, PROVIDE SS BOLTS

RIGHT ELEVATION SIGNAGE
228.8 SF. + 56.9 SF/ 7,222 SF. = 0.32
3.96% OF RIGHT ELEVATION

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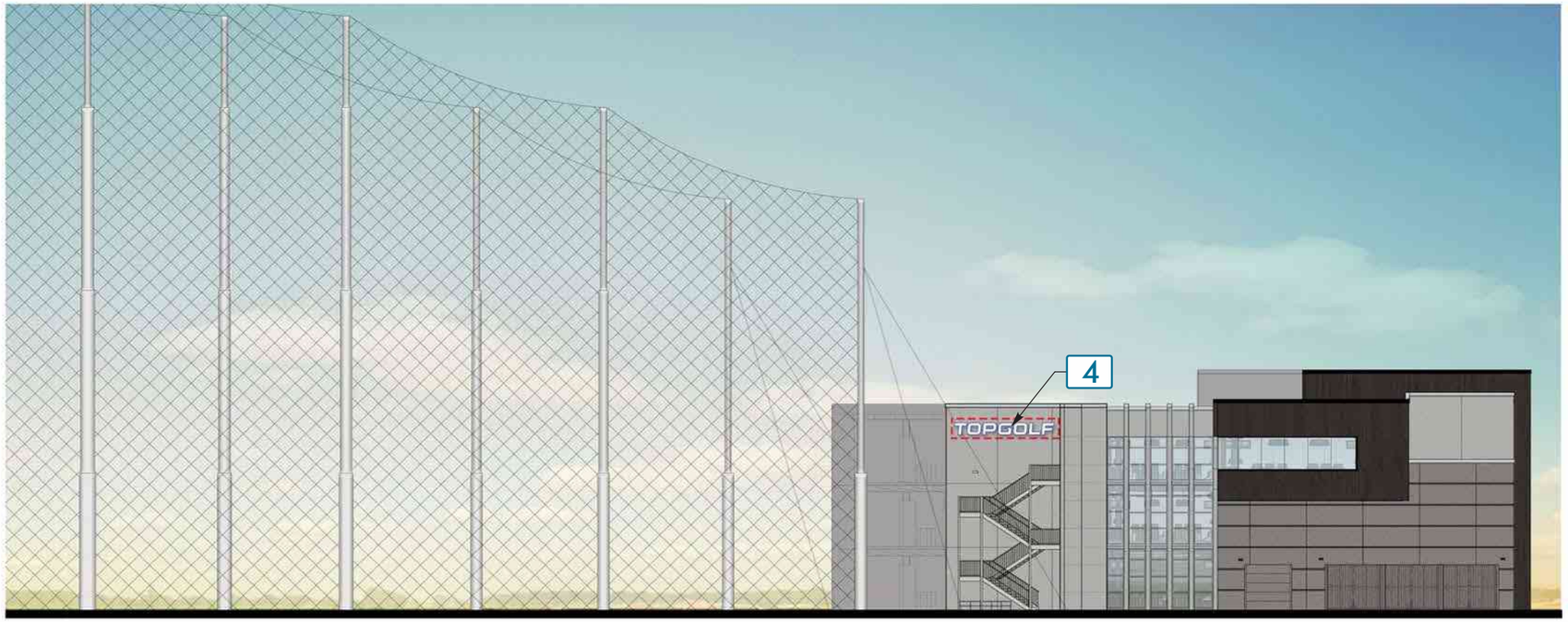
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Job#: **20495**
Address: **Via Campo Dr. Montebello, CA 90640**

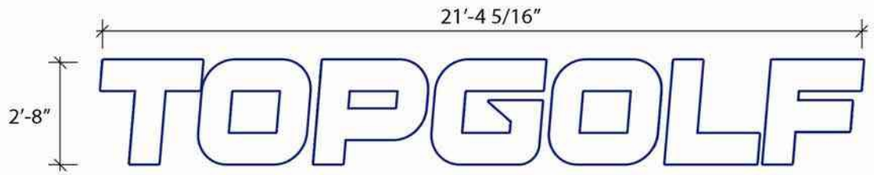
REV X.XX.XX **0**

SHT of 11 **8**

Sign 4 Details



LEFT ELEVATION: **6,124 SF. TOTAL**



EXTERIOR SIGN: 56.9 SF. TOTAL = 0.93% OF ELEVATION

EXTERNAL GUSSETS: 1/8" 5052 ALUMINUM W/ 2" FLANGES ON ALL SIDES

INTERNAL GUSSETS: 1/8" 5052 ALUMINUM CUT TO LETTER SHAPE AT BOTTOM

ANCHORS: 3/8" DIA X 5" GALVANIZED LAG BOLTS

ILLUMINATION: WHITE LEDS-G0Q3 6-7000K

MOUNTING: MOUNTED TO BUILDING W/ NON-CORROSIVE HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS IN THE FIELD, PROVIDE SS BOLTS

cima
Cima Network Inc.
121 New Britain Blvd.
Chalfont, PA 18914
office: 267.308.0575
fax: 267.308.0577
www.cimanetwork.com

This is an original, unpublished drawing, created by Cima Network, Inc. It is submitted for your exclusive review, in connection with a project being proposed by Cima Network, Inc. it is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without the expressed constent of Cima Network, Inc.

FILE #E465295

All Electric Signs to be manufactured to meet the requirements of Ul 48 and installed to meet the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Client: **Topgolf**
Dwg By: **MB**
Date: **3.8.22**

Job#: **20495**
Address: **Via Campo Dr. Montebello, CA 90640**

REV X.XX.XX **0**

SHT of 11 **9**

Conceptual - Sign #5



1 10 EXISTING
Scale: N.T.S.



REBRAND EXISTING PYLON TO TOPGOLF

2 10 PROPOSED
Scale: N.T.S.

cima

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FILE #E465295

All Electric Signs to be manufactured to meet the requirements of UI 48 and installed to meet the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Client: **Topgolf**
Dwg By: **MB**
Date: **3.8.22**

Job#: **20495**
Address: **Via Campo Dr.**
Montebello, CA 90640

REV X.XX.XX **0**

SHT of 11 **10**

Conceptual - Sign #6



1 EXISTING
11 Scale: N.T.S.



REBRAND EXISTING PYLON TO TOPGOLF

2 PROPOSED
11 Scale: N.T.S.

cima

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FILE #E465295

All Electric Signs to be manufactured to meet the requirements of Ul 48 and installed to meet the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

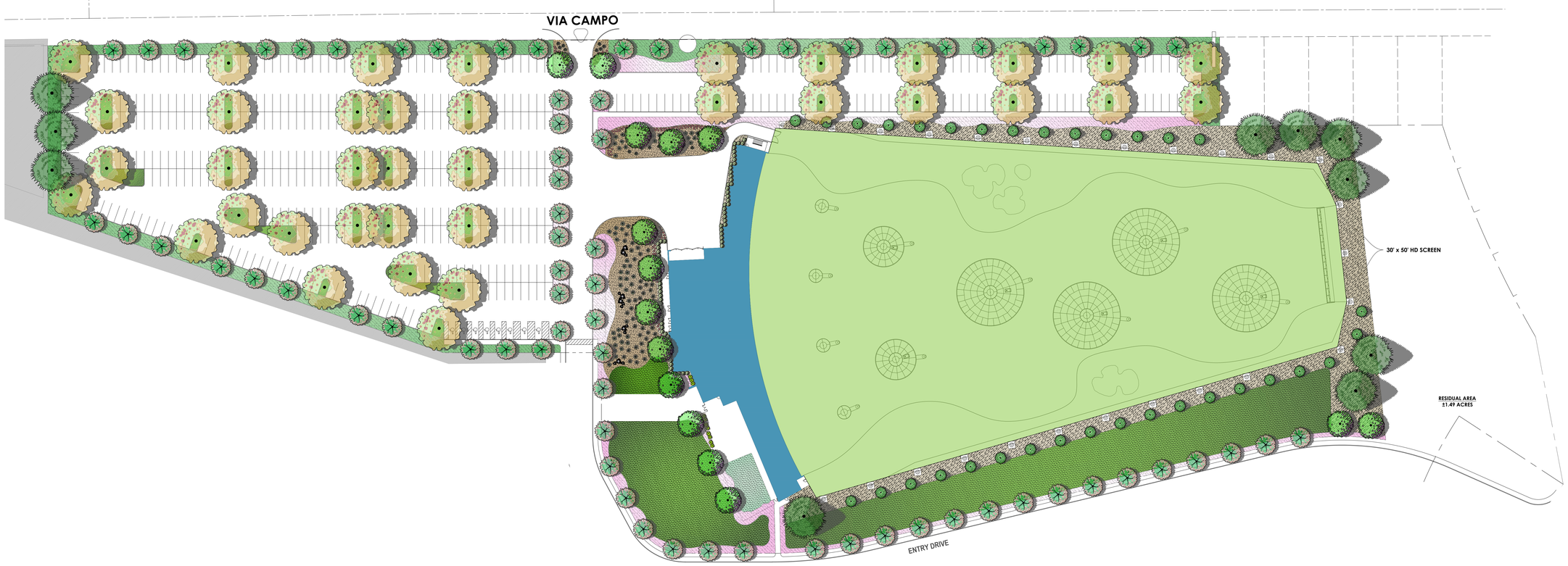
Client: **Topgolf**
Dwg By: **MB**
Date: **3.8.22**

Job#: **20495**
Address: **Via Campo Dr.**
Montebello, CA 90640

REV X.XX.XX **0**

SHT of 11 **11**

ATTACHMENT G



TREE SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT
	71	Arbutus x 'Marina' / Marina Strawberry Tree	36" Box
	15	Jacaranda mimosifolia / Jacaranda	48"box
	10	Pinus pinea / Italian Stone Pine	36" Box
	37	Ulmus parvifolia 'Drake' / Drake Lacebark Elm	24" Box Standard
	33	x Cupressocyparis leylandii / Leyland Cypress	24" Box

SHRUB SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT
	Anigozanthos x `Big Red` / Big Red Kangaroo Paw	5 gal
	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal
	Rosa floribunda `Iceberg` / Iceberg Rose	5 gal
SUCCULENTS	**BOTANICAL / COMMON NAME**	**CONT**
	Agave americana 'Medio-picta Alba' / Striped Century Plant	#10
	Agave attenuata `Nova` / Blue Clone Agave	15 gal
	Agave x 'Blue Flame' / Blue Flame Agave	#10
SHRUB AREAS	**BOTANICAL / COMMON NAME**	**CONT**
	Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper	1 Gal
	Lantana montevidensis / Purple Trailing Lantana	5 gal
	Lomandra x `Little Lime` / Little Lime Mat Rush	1 gal
GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONT**
	Golf Course Turf / Common Bermuda Grass Seed Rates New turf: 3-4 pounds per 1,000 square feet or 125-175 pounds per acre. Overseeding: 1-2 pounds per 1,000 square feet or 45-90 pounds per acre. Fall overseeding with 'Grand Slam' perennial ryegrass at the rate of 8-10 pounds per 1,000 square	Hydroseed

MULCH AND ROCK SCHEDULE

SYMBOL	DESCRIPTION
A-101	Cloud Nine Boulders 4`-6` diameter

SYMBOL	DESCRIPTION
A-102	Caramel Apple Decomposed Granite 3/8" Minus fines, 2" Layer stabilized. Available from DSS 800.699.1878 Install with DSS. Install 1" below hadrscape. Install over DeWitt Weed Barrier 20 YR/ 4.1 oz. Pin with De Witt pins as needed
A-103	ES-2 Bark Mulch

Site Amenities

SYMBOL	DESCRIPTION
N-101	Venue impervious turf

0 50 100 150 feet

SCALE: 1" = 50'

NORTH

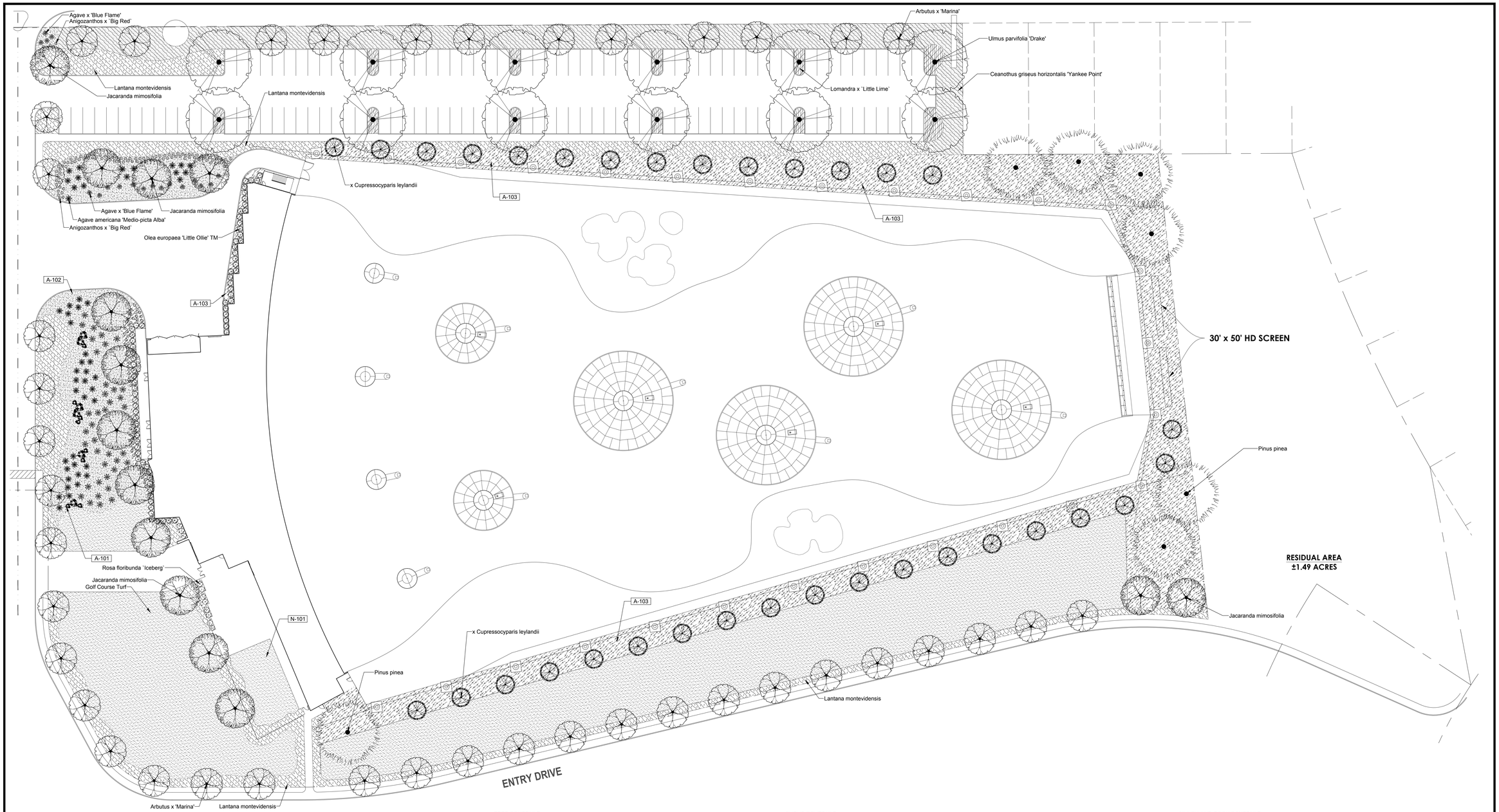
PREPARED BY:
CUMMINGS CURLEY AND ASSOCIATES, INC
LANDSCAPE ARCHITECTS
CCA INC
27100 Pacific Coast Highway, Suite C
Real Beach, California 90740
Tel: 562.799.8100
California 3583 • Arizona 30100 • Nevada 978 • Utah 377004
Colorado 1559 • Texas 3337 • CLARB 1848

REGISTERED LANDSCAPE ARCHITECT
JEANETTE L. CURLEY NO. 3583
SIGNATURE
DECEMBER 31, 2023
RENEWAL DATE
REVISED
RENEWAL DATE
STATE OF CALIFORNIA

DATE:
NO.: REVISION:

PROJECT: TOPGOLF MONTEBELLO
VIA SAN CLEMENTE
MONTEBELLO, CALIFORNIA
DRAWING NAME: LANDSCAPE CONCEPT PLAN

ISSUE: ENTITLEMENTS
DATE: 02.22.21
CHECKED: RC DRAWN: RC
DRAWING FILE:
PROJECT NO.: 21-10415
SHEET NUMBER: L-1.0
OF . SHEETS
SCALE: AS SHOWN



TREE SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT
	71	Arbutus x 'Marina' / Marina Strawberry Tree	36" Box
	15	Jacaranda mimosifolia / Jacaranda	48"box
	10	Pinus pinea / Italian Stone Pine	36" Box
	38	Ulmus parvifolia 'Drake' / Drake Lacebark Elm	24" Box Standard
	33	x Cupressocyparis leylandii / Leyland Cypress	24" Box

SHRUB SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT
	Anigozanthos x `Big Red` / Big Red Kangaroo Paw	5 gal
	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal
	Rosa floribunda `Iceberg` / Iceberg Rose	5 gal
SUCCULENTS	**BOTANICAL / COMMON NAME**	**CONT**
	Agave americana 'Medio-picta Alba' / Striped Century Plant	#10
	Agave attenuata `Nova` / Blue Clone Agave	15 gal
	Agave x 'Blue Flame' / Blue Flame Agave	#10
SHRUB AREAS	**BOTANICAL / COMMON NAME**	**CONT**
	Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper	1 Gal
	Lantana montevidensis / Purple Trailing Lantana	5 gal
	Lomandra x `Little Lime` / Little Lime Mat Rush	1 gal
GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONT**
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SYMBOL	DESCRIPTION
A-101	Cloud Nine Boulders 4`-6` diameter
SYMBOL	**DESCRIPTION**
A-102	Caramel Apple Decomposed Granite 3/8" Minus fines, 2" Layer stabilized. Available from DSS 800.699.1878 Install with DSS. Install 1" below hadrscape. Install over DeWitt Weed Barrier 20 YR/ 4.1 oz. Pin with De Witt pins as needed
A-103	ES-2 Bark Mulch

Site Amenities

SYMBOL	DESCRIPTION
N-101	Venue impervious turf

SCALE: 1" = 30'

0 30 60 90 feet

NORTH

PREPARED BY:
CUMMINGS CURLEY AND ASSOCIATES, INC
LANDSCAPE ARCHITECTS
CCA INC
1700 Pacific Coast Highway, Suite C
Seal Beach, California 90740
Tel: 562.799.9756
California 3583 • Arizona 30100 • Nevada 978 • Utah 377204
Colorado 1559 • Texas 3337 • CLARB 19648

REGISTERED LANDSCAPE ARCHITECT
JEANETTE L. CUTLER NO. 5243
DECEMBER 31, 2023
RENEWAL DATE
XX.XX.XX
DATE OF SIGNATURE
STATE OF CALIFORNIA

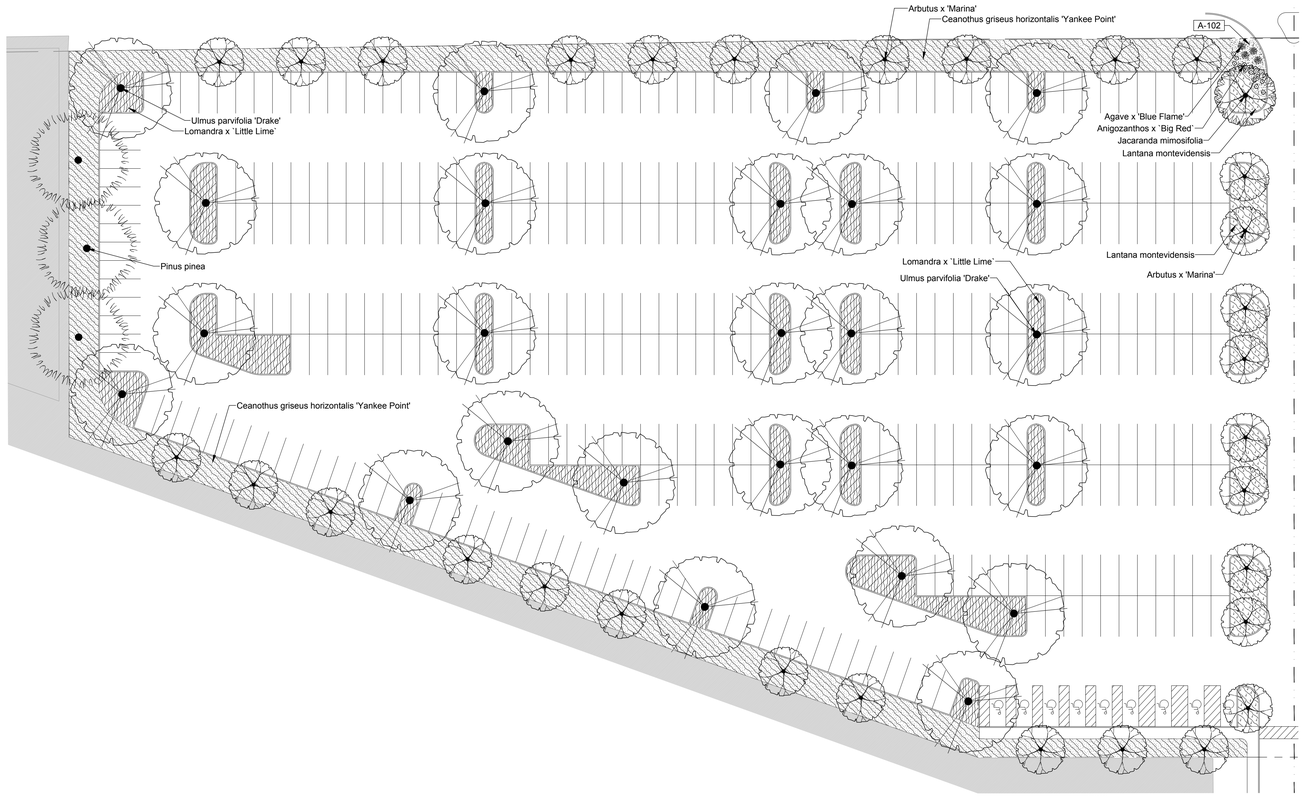
DATE: .

NO.: REVISION: .

PROJECT: TOPGOLF MONTEBELLO
VIA SAN CLEMENTE
MONTEBELLO, CALIFORNIA

DRAWING NAME: LANDSCAPE CONCEPT PLAN

ISSUE: ENTITLEMENTS
DATE: 02.22.21
CHECKED: RC DRAWN: RC
DRAWING FILE:
PROJECT NO.: 21-10415
SHEET NUMBER:
L-1.1
OF . SHEETS
SCALE: AS SHOWN



TREE SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT
	71	Arbutus x 'Marina' / Marina Strawberry Tree	36" Box
	15	Jacaranda mimosifolia / Jacaranda	48"box
	10	Pinus pinea / Italian Stone Pine	36" Box
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	33	x Cupressocyparis leylandii / Leyland Cypress	24" Box

SHRUB SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT
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	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal
	Rosa floribunda `Iceberg` / Iceberg Rose	5 gal
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A-103	ES-2 Bark Mulch

Site Amenities

SYMBOL	DESCRIPTION
N-101	Venue impervious turf

0 30 60 90 feet

SCALE: 1" = 30'

NORTH

PREPARED BY:
CUMMINGS CURLEY AND ASSOCIATES, INC
LANDSCAPE ARCHITECTS
CCA INC
31520 Pacific Coast Highway, Suite C
Seal Beach, California 90740
Tel. 562.799.8100
California 3583 • Arizona 3010 • Nevada 978 • Utah 377204
Colorado 1559 • Texas 3337 • CLARB 1948

REGISTERED LANDSCAPE ARCHITECT
ROBERT L. CURLEY No. 3583
RENEWAL
DECEMBER 31, 2023
SEAL
STATE OF CALIFORNIA

NO.:	REVISION:	DATE:
-	-	-
-	-	-

PROJECT: TOPGOLF MONTEBELLO
VIA SAN CLEMENTE
MONTEBELLO, CALIFORNIA

DRAWING NAME: LANDSCAPE CONCEPT PLAN

ISSUE:	ENTITLEMENTS
DATE:	02.22.21
CHECKED: RC	DRAWN: RC
DRAWING FILE:	
PROJECT NO.:	21-10415
SHEET NUMBER:	L-1.2
OF .	SHEETS
SCALE:	AS SHOWN



Ulmus parvifolia 'Drake'



Arbutus x 'Marina'



Ceanothus griseus horizontalis 'Yankee Point'



Anigozanthos x 'Big Red'



Agave x 'Blue Flame'



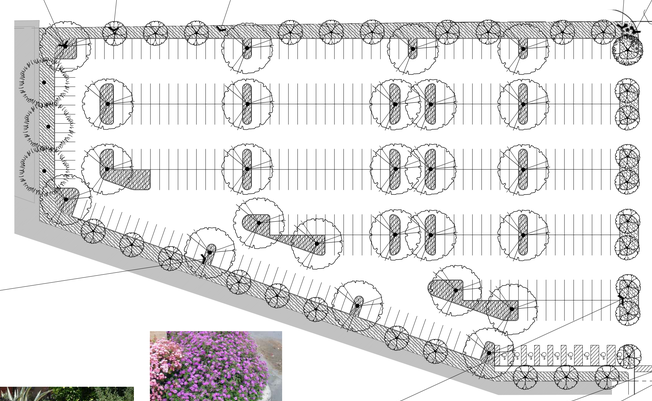
Jacaranda mimosifolia



Pinus pinea



Lomandra x 'Little Lime'





Lantana montevidensis



Agave americana 'Medio-picta Alba'



Cloud Nine Boulders



Agave attenuata 'Nova'



Caramel Apple D.G.



Rosa floribunda 'Iceberg'



Golf Course Turf



ES-2 Bark Mulch



x Cupressocyparis leylandii

PREPARED BY:
CUMMINGS CURLEY AND ASSOCIATES, INC
LANDSCAPE ARCHITECTS
CCA INC
31520 Pacific Coast Highway, Suite C
Laguna Beach, California 92651
TEL: 949.715.1820
California 3583 • Arizona 30100 • Nevada 978 • Utah 377204
Colorado 1559 • Texas 3337 • CLARB 1848

REGISTERED LANDSCAPE ARCHITECT
JEANETTE L. CURLEY No. 3583
DECEMBER 31, 2023
RENEWAL DATE
REGISTERED
STATE OF CALIFORNIA

NO.:	REVISION:	DATE:

PROJECT: TOPGOLF MONTEBELLO
VIA SAN CLEMENTE
MONTEBELLO, CALIFORNIA

DRAWING NAME: LANDSCAPE IMAGERY

ISSUE:	ENTITLEMENTS
DATE:	02.22.21
CHECKED: RC	DRAWN: RC
DRAWING FILE:	
PROJECT NO.:	21-10415
SHEET NUMBER:	L-1.3
OF .	SHEETS
SCALE:	AS SHOWN