INITIAL STUDY & NEGATIVE DECLARATION

MAYBROOK SCHOOL IMPROVEMENT PROJECT
11700 MAYBROOK AVENUE
WHITTIER, CALIFORNIA 90604

Lowell Joint School District

A Tradition of Excellence Since 1906

LEAD AGENCY:
LOWELL JOINT SCHOOL DISTRICT
11019 VALLEY HOME AVENUE
WHITTIER, CALIFORNIA 90603

REPORT PREPARED BY:
BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

APRIL 22, 2019

LJSD 001

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NEGATIVE DECLARATION

PROJECT NAME: Maybrook School Improvement Project.

APPLICANT: Lowell Joint School District (LJSD), 11019 Valley Home Avenue, Whittier, California 90603.

PROJECT LOCATION: The existing 9.54-acre Maybrook School campus is located within the unincorporated portion of East Whittier in Los Angeles County. The address of the campus is 11700 Maybrook Avenue in unincorporated East Whittier. The campus is located east of Maybrook Avenue and south of Richvale Drive. The Los Angeles County Tax Assessor's Parcel Number (APN) is 8036-009-900.

AREA AND COUNTY: Whittier (unincorporated East Whittier), Los Angeles County.

DESCRIPTION: Under the voter's approval of Measure LL, the LJSD has been authorized to upgrade and modernize its five elementary schools and one intermediate school. The affected elementary schools have enrollments ranging from 350 and 500 students, and the intermediate school has an enrollment ranging from 750 and 800 students. The proposed project will provide interim student accommodation during the Measure LL modernization program. The entire modernization program is anticipated to take between five to eight years to complete. The average annual enrollment for elementary school students for the Maybrook School campus during this period is anticipated to be approximately 500 students and the annual enrollment for middle school students will be 800 students.

The schools that will be upgraded include El Portal Elementary School, Jordan Elementary School, Macy Elementary School, Meadow Green Elementary School, Olita Elementary School, and Rancho Starbuck Intermediate School. Each of the aforementioned schools will be closed during their upgrading and during the construction activities students at these schools will attend classes at the Maybrook campus. Each of the schools will be upgraded separately, each requiring up to one year to complete.

To accommodate the students from the other LJSD schools, certain improvements will be required to ensure that the Maybrook campus meets both the State's and District's requirements. The Maybrook School campus was previously used as a private school (Whittier Christian School and Heights Christian School) though this school will vacate the property on June 30, 2019. The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in phases in the southern portion of the campus. These new modular buildings will include classrooms, special resource programs, kindergarten, teacher facilities, and administration.

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse unmitigable environmental impacts. For this reason, the Lowell Joint School District, in its capacity as Lead Agency, determined that a *Negative Declaration* is the appropriate document required pursuant to the California Environmental Quality Act ("CEQA"). The following findings may also be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* 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.

- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The proposed project that is analyzed in this Initial Study involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the Lowell Joint School District (LJSD) comprehensive modernization program for the District's five elementary schools and one intermediate school.[1] The affected elementary schools have enrollments ranging from 350 and 500 students, and the intermediate school has an enrollment ranging from 750 and 800 students. The entire modernization program is anticipated to take between five to eight years to complete. The average annual enrollment for elementary school students for the Maybrook campus during this period is anticipated to be approximately 500 students and the annual enrollment for middle school students will be 800 students. To accommodate the students from the other LJSD District schools, certain improvements will be required to ensure that the Maybrook campus meet both the State's and District's requirements.

The Maybrook School campus was previously used as a private school (Whittier Christian School), though this school has vacated the property. The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus. These new modular buildings will include classrooms, special resource programs, kindergarten, teacher facilities, and administration.[2] The project Applicant is Lowell Joint School District (LJSD), 11019 Valley Home Avenue, Whittier, California 90603.

As part of the proposed project's environmental review, the LJSD or "District" in its capacity as Lead Agency for the project, 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 District, in its capacity as the Lead Agency. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental impacts of the proposed project and that decision-makers have considered such impacts before considering approval of the project. Pursuant to the CEQA Guidelines, purposes of this Initial Study include the following:

- To provide the District with 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,

[1] Under the voter's approval of Measure LL, the LJSD has been authorized to upgrade and modernize its five elementary schools and one intermediate school.

[2] PBK Architects. *Maybrook Elementary School (Option A, Site Plan).* February 28, 2019

[3] 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). §15050.

- To enable modification of the project to mitigate adverse impacts of the project.

The District also determined, as part of this Initial Study's preparation, that a Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA. This Initial Study and the *Notice of Intent to Adopt a Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these agencies and other interested parties to comment on the proposed project and the findings of this Initial Study.[4] Questions and/or comments should be submitted to the following LJSD staff person:

Ms. Andrea Reynolds, Assistant Superintendent Administrative Services
Administrative Services, Lowell Joint School District
11019 Valley Home Avenue
Whittier, CA 90603

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. This section also includes a checklist that summarizes the findings of this Initial Study.

- *Section 2 Project Description,* provides an overview of the existing environment as it relates to the affected 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 implementation.

- *Section 4 Conclusions,* indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance.

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

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[4] 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).

SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed project that is analyzed in this Initial Study involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus. These new modular buildings will include classrooms, special resource programs, Preschool, teacher facilities, and administration.[5] The project is described in greater detail in Section 2.4.

2.2 PROJECT LOCATION

The existing 9.54-acre Maybrook School campus is located within the unincorporated portion of East Whittier in Los Angeles County. The East Whittier unincorporated county area is located in the easternmost portion of Los Angeles County just west of the western boundary of Orange County. The East Whittier County unincorporated area is bounded by the City of La Habra on the east, the City of Whittier on the north, the City of La Mirada on the south, and the West Whittier unincorporated area on the west. The corporate boundary for the County of Orange and City of La Habra extends along the east side of the Maybrook School.

The major freeways that serve the project area include the Orange Freeway (SR-57), located 5.6 miles east of the campus; the Riverside Freeway (SR-91), located 4.8 miles south of the campus; the Santa Ana Freeway (I-5), located 4.6 miles southwest of the campus; and the Pomona Freeway (SR-60), located 5.7 miles north of the campus. There are a number of major arterial roadways that provide access to the campus including Beach Boulevard (SR-39), located 2,700 feet east of the campus; Whittier Boulevard (SR-72), located 4,800 feet north of the campus; Santa Gertrudes Avenue, located 5,000 feet west of the campus; and Imperial Highway, located 3,375 feet south of the campus.[6] The address of the campus is 11700 Maybrook Avenue in unincorporated East Whittier. The campus is located east of Maybrook Avenue and south of Richvale Drive. The Los Angeles County Tax Assessor's Parcel Number (APN) is 8036-009-900.[7] As indicated previously, the proposed project will permit the LJSD to modernize the following six schools:

- *El Portal Elementary School.* This school's address is 200 N. Nada Street, La Habra, California 90631. This school is located approximately 0.63 miles to the northeast of Maybrook School.

- *Jordan Elementary School.* This school's address is 10654 Jordan Road, Whittier, California 90603. This school is located approximately 0.61 miles to the north of Maybrook School.

[5] PBK Architects. *Maybrook Elementary School (Option A, Site Plan).* February 28, 2019

[6] Google Earth. Website accessed March 1, 2019.

[7] Los Angeles County Tax Assessor's Office. *Parcel Viewer. http://maps.assessor.lacounty.gov* Website accessed March 1, 2019.

- *Macy Elementary School.* This school's address is 2301 West Russell Street, La Habra, California 90631. This school is located approximately 1.16 miles to the northeast of Maybrook School.

- *Meadow Green Elementary School.* This school's address is 12025 Grovedale Drive, Whittier, California 90604. This school is located approximately 0.61 miles to the southwest of Maybrook School.

- *Olita Elementary School.* This school's address is 950 South Briercliff Drive, La Habra, California 90631. This school is located approximately 0.25 miles to the southeast of Maybrook School.

- *Rancho Starbuck Intermediate School.* This school's address is 16430 Woodbrier Drive, Whittier, California 90604. This school is located approximately 0.30 miles to the south of Maybrook School.

A regional location map is provided in Exhibit 2-1 (the Maybrook campus is located within an unincorporated County area just south of the City of Whittier). The six LJSD schools located within the District's attendance boundaries are shown in Exhibit 2-2. Finally, a vicinity map of the Maybrook School campus is provided in Exhibit 2-3.

2.3 ENVIRONMENTAL SETTING

The existing Maybrook Elementary School is currently leased to Heights Christian School through June 30, 2019, and it was previously leased to the Whittier Christian School beginning in 1994. The lease was terminated by the LJSD Board of Education on July 31, 2017. The existing campus consists of the following improvements:[8]

- *Existing Building 1.* This building was part of the original campus and is located next to the Maybrook Avenue frontage. This existing building included a library, several classrooms, a multi-purpose room, and office. The approximate floor area of this building is 7,400 square feet.

- *Existing Building 2.* This building was also part of the original campus and is north of Building 1. This existing building included six classrooms. The floor area of this building is approximately 9,600 square feet.

- *Existing Building 3.* This building was also part of the original campus and is located east of Building 1 on the east side of the outdoor quad (which also serves as the shaded outdoor eating area). This existing building included six classrooms. The floor area of this building is approximately 8,960 square feet.

- *Preschool Modular Buildings.* There are seven modular buildings located within the Preschool portion of the campus. These buildings are used by the private school for Preschool operations. These modular classrooms will be removed.

[8] Blodgett Baylosis Environmental Planning. *Site Surveys.* A series of site visits were conducted during the month of February and early March, 2019.

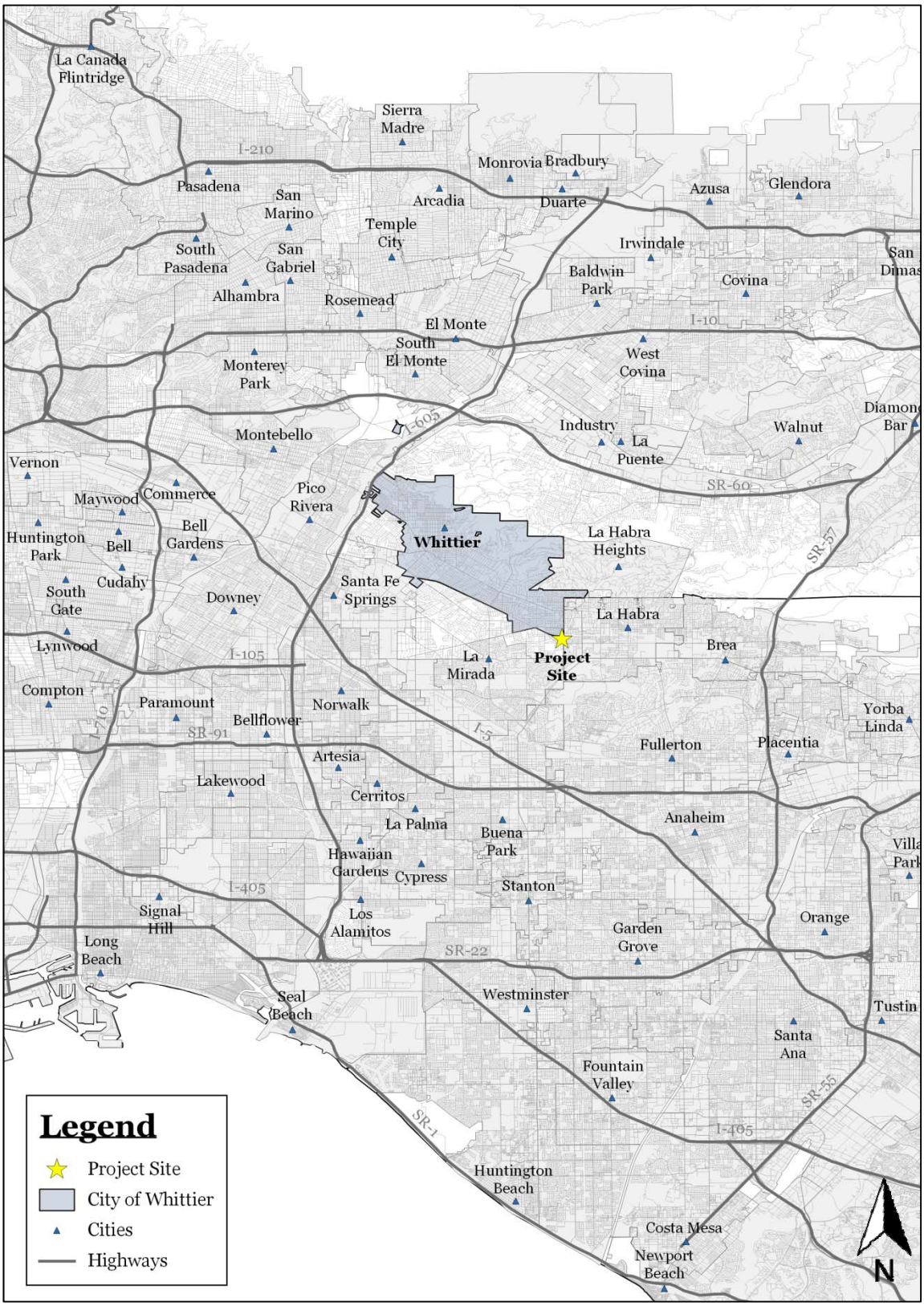

EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

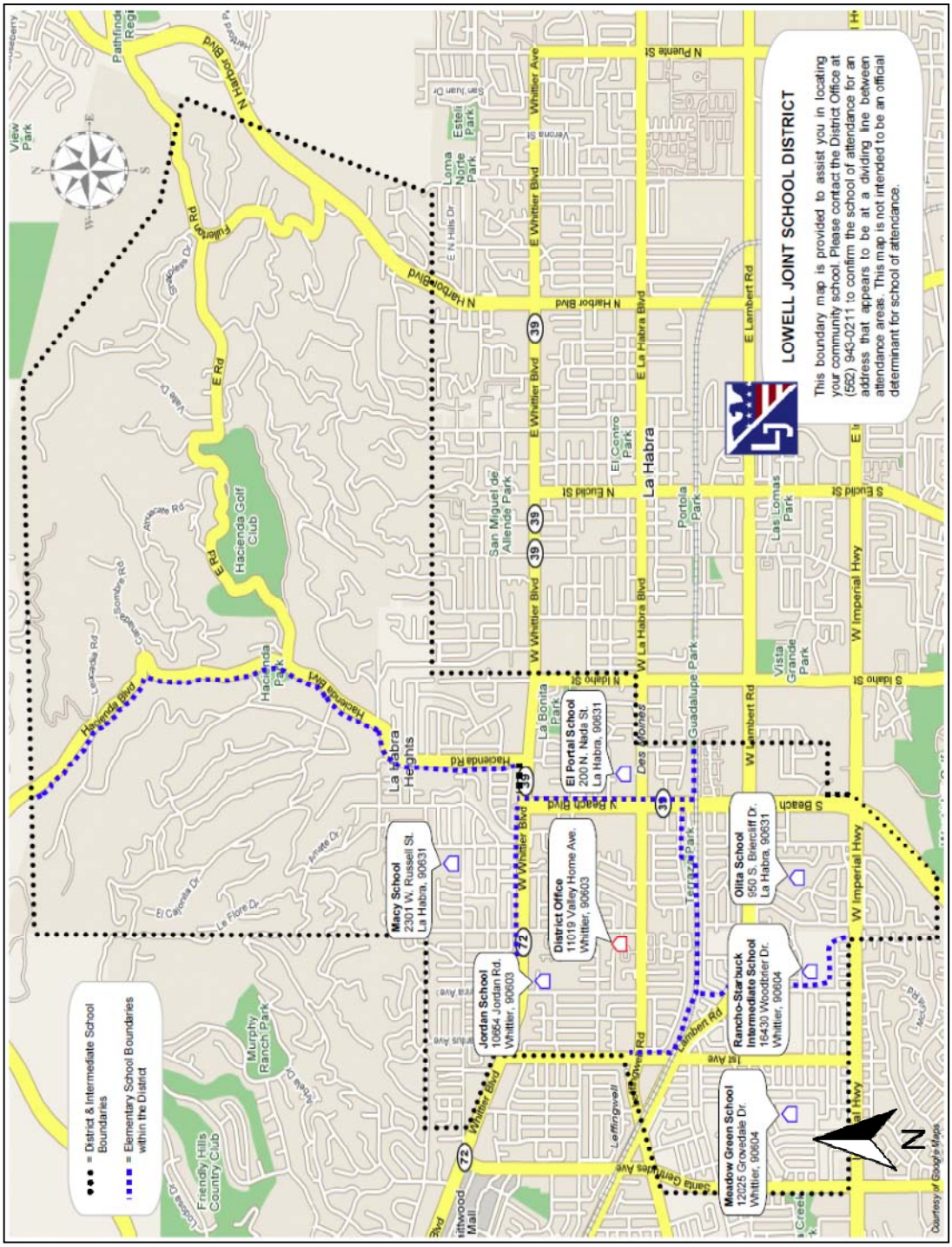

EXHIBIT 2-2
LJSD ATTENDANCE AREA
SOURCE: QUANTUM GIS

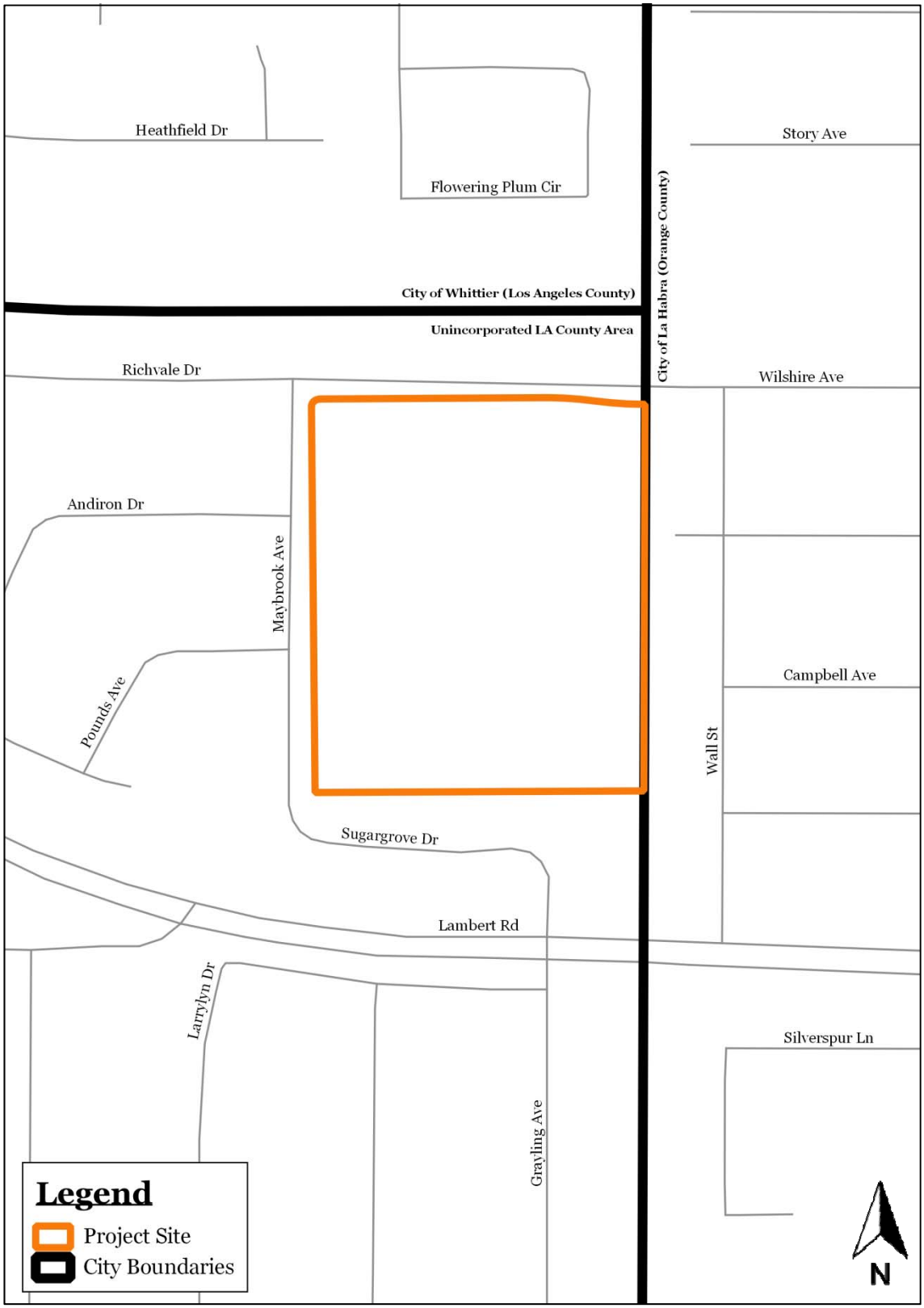

EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

- *Modular Classroom Buildings*. There are two larger modular buildings located just east of the Preschool portion of the campus. These buildings are being used as classrooms by the private school. These modular classrooms will also be removed.

- *Play Area and Game Court Areas.* There are two existing game court areas that remain. The existing Preschool play area will also remain.

- *Passive Open Space Area*. The northern and eastern portion of the campus consists of landscaped turf. In addition, a school garden is located in the northwestern portion of the campus.

- *Parking*. There are two surface parking lots within the campus. The largest lot extends along the southern boundary of the campus and includes approximately 70 parking spaces. A smaller parking area is located to the north of the Preschool area and includes 23 spaces.

The Maybrook Elementary School campus is located in the midst of a larger residential neighborhood. Land uses and development in the area are summarized below.[9]

- *North of the Maybrook School.* Richvale Drive extends along the north side of the existing campus. Single-family homes are located further north, along the north side of Richvale Drive. A total of eight single-family homes are located along the segment of Richvale Drive located opposite the campus.

- *South of the Maybrook School.* Seven single-family homes with frontage along the north side of Sugargrove Drive abut the campus on the south side.

- *East of the Maybrook School.* A total of ten single-family homes abut the campus on the east side. These homes have frontage along Wall Street. The rear yards of these units face the campus grounds.

- *West of the Maybrook School.* Maybrook Avenue extends along the west side of the campus. Pedestrian and vehicular access to the campus is provided by Maybrook Avenue and the adjacent sidewalks. A total of eight single-family homes are located to the west of Maybrook Avenue, opposite the campus.

Exhibit 2-4 is an aerial photograph of the site and the surrounding area. Photographs of the campus are provided in Exhibits 2-5 and 2-6.

[9] Blodgett Baylosis Environmental Planning. *Site Surveys*. A series of site visits were conducted during the month of February and early March 2019.

EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE MAPS

View of project site from Maybrook Avenue, facing southeast

View of project site from Maybrook Avenue, facing east

EXHIBIT 2-5
PHOTOGRAPHS OF THE MAYBROOK CAMPUS

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

View of project site from its southern boundary, facing north

View of project site from its southern boundary, facing northwest

EXHIBIT 2-6
PHOTOGRAPHS OF THE MAYBROOK CAMPUS

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

2.4 PROJECT BACKGROUND

The LJSD currently operates five elementary schools and one intermediate school. The District's total enrollment for the 2017/2018 school year was 3,147 students.[10] These schools and their 2017-2018 enrollment figures are summarized below.

- *El Portal Elementary School's* enrollment for the 2017/2018 school year was 533 students.
- *Jordan Elementary School's* enrollment for the 2017/2018 school year was 423 students.
- *Macy Elementary School*'s enrollment for the 2017/2018 school year was 503 students.
- *Meadow Green Elementary School's* enrollment for the 2017/2018 school year was 490 students.
- *Olita Elementary School's* enrollment for the 2017/2018 school year was 441 students.
- *Rancho Starbuck Intermediate School's* enrollment for the 2017/2018 school year was 756 students.

The Maybrook Elementary School campus opened on July 1, 1980. The LJSD closed the school on June 30, 1989 due to declining enrollments. Following the school's closure, the LJSD leased the campus to a private school operator. In July, 1994, the Maybrook campus was leased by the Calvary Baptist Church during which time the campus was renamed the Whittier Christian Elementary School. The lease between the LJSD and the Calvary Baptist Church for the Maybrook campus was terminated during the summer of 2017. The LJSD then leased the campus to the Heights Christian School between 2017 and 2019. The enrollments for the Whittier Christian School and Heights Christian School for the past seven school years are summarized below in Table 2-1:[11]

Table 2-1
Historic Enrollments for the Whittier Christian School and Heights Christian School

School Year	Enrollment
2011/2012	375 students
2012/2013	375 students
2013/2014	378 students
2014/2015	361 students
2015/2016	360 students
2016/2017	414 students
2017/2018	250 students
2018/2019	159 students

Source: LJSD

[10] Californiamail , State of, Department of Education. *Data Quest Enrollment Report [for the] Lowell Joint School Strict 2017-2018*

[11] Ms. Andrea Reynolds. January 25, 2019.

2.5 PROJECT DESCRIPTION

All of the LJSD schools were constructed more than 50 years ago and are currently in need of repairs and modernization. In order to finance these essential repairs and upgrades, the LJSD Board of Trustees voted unanimously to place *Measure LL*, a $48 million local bond measure, on the November 2018 ballot. The Measure subsequently passed and the Bond Measure will be used to finance the proposed improvements to all of the District's schools. The entire modernization project will take between five to eight years to complete with up to one year required for each school. No new classrooms or physical expansion of the existing LJSD schools will occur as part of the implementation of the proposed project. Rather, the focus of the improvements will include the following:

- The repair of leaky roofs, old plumbing, and obsolete electrical systems;
- The replacement of wood building materials and support beams that exhibit termite damage and dry rot;
- The renovation of classrooms and other facilities so they meet current building and safety standards;
- The removal of hazardous materials including asbestos and lead paint;
- Upgrading of classrooms, school facilities and technology to support high-quality instruction in math, science, technology, and the arts;
- Improving student safety and campus security systems including security fencing, security cameras, emergency communications systems, smoke detectors, and fire alarms; and,
- Improving heating, ventilation, air conditioning, insulation, and doors.

The proposed project that is the focus of this Initial Study involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. To accommodate the students from the other LJSD District schools, certain improvements will be required to ensure that the Maybrook campus meet both the State's and District's requirements. The key elements of the Maybrook Elementary School upgrades will include the following elements:[12]

- *Overview*. The three main permanent buildings that comprise the original campus will remain though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus. These new modular buildings will include classrooms, special resource programs, kindergarten, teacher facilities, and administration. The Maybrook School improvements will occur in the following three phases.
- *Phase 1*. The three main permanent buildings that comprise the original campus will be modernized during this first phase. These three existing buildings will include 13 classrooms and a

[12] PBK Architects. *Maybrook Elementary School (Option A, Site Plan)*. February 28, 2019

large multi-purpose room. The existing eleven modular buildings in the southern and western portion of the campus will be removed and eleven new modular buildings will be installed. The new modular buildings will include four classrooms, a special education classroom, three kindergarten classrooms, an administration portable, and restrooms.

- *Phase 2*. This phase involves the installation of five new modular class room buildings in the southern portion of the campus.

- *Phase 3*. This phase involves the installation of eight new modular classroom buildings in the southeast corner of the campus that is currently landscaped in turf.

- *Playground Areas*. The existing playground areas will remain.

- *Access and Parking*. The access to the campus will continue to be provided by the two driveways located along the west side of Maybrook Avenue. The existing surface parking areas will be repaired and restriped as needed. The student drop off area will continue to be located within the southerly parking area.

The site plan is shown in Exhibit 2-7. As indicated previously, the students housed at the other LJSD schools will be transferred to the Maybrook Campus while the improvements to the other LJSD schools are underway. Table 2-2 indicates the potential attendance at the Maybrook School during the modernization process compared to the actual attendance of the school being modernized.

Table 2-2
Potential Maybrook School Enrollments

Affected School (Phase)	Potential Enrollment (Latest Enrollment)
Jordan Elementary School (Phase 1 or 2)	430 students (423 students)
Olita Elementary School (Phase 1)	450 students (441 students)
Meadow Green Elementary School (Phase 2)	500 students (490 students)
Macy Elementary School (Phase 1 or 2)	510 students (503 students)
El Portal Elementary School (Phase 2)	540 students (533 students)
Rancho Starbuck Intermediate School (Phase 3)	770 students (756 students)

Source: LJSD

The three main permanent buildings that comprise the main campus will remain though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus. These new modular buildings will include classrooms, special resource programs, kindergarten, teacher facilities, and administration.[13]

[13] PBK Architects. *Maybrook Elementary School (Option A, Site Plan)*. February 28, 2019

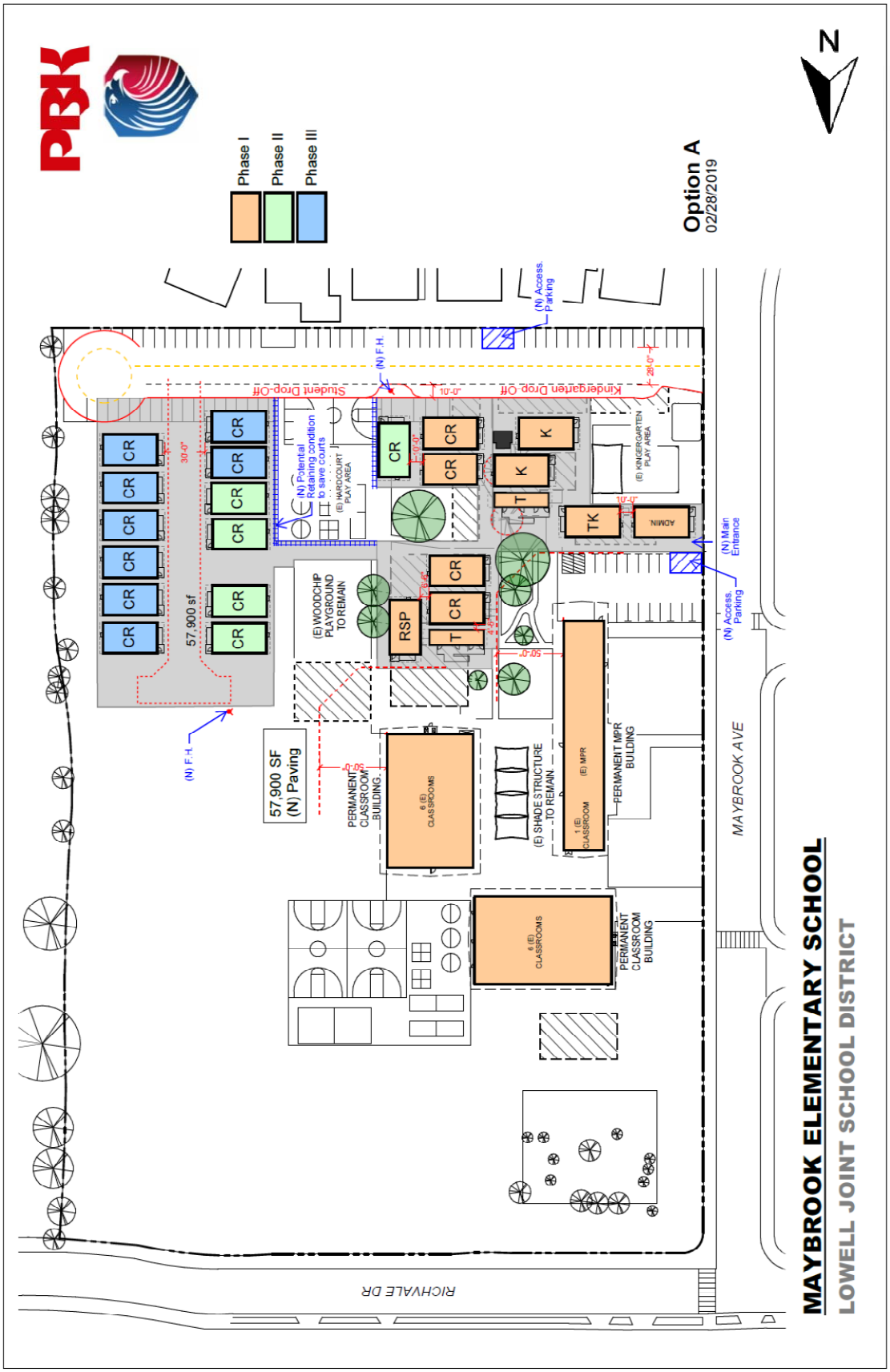

EXHIBIT 2-7
MAYBROOK SCHOOL IMPROVEMENT SITE PLAN
SOURCE: LJSD

2.6 CONSTRUCTION CHARACTERISTICS

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

- *Demolition/Removal of Existing Modulars*. The existing modular classroom buildings will be removed during this phase. These existing modular buildings will require removal in order to accommodate the new modular classroom modular buildings. This phase will take approximately four weeks to complete.

- *Site Preparation*. The campus will be readied for the proposed improvements. This phase will take approximately one week to complete.

- *Excavation and Paving*. This phase will involve limited excavation for utility lines, and other underground infrastructure will be placed during this phase. This phase will take approximately one week to complete.

- *Construction*. The proposed placement of the modular classroom buildings will be constructed during this phase. This phase will take approximately three weeks to complete.

- *Finishing*. This phase will possibly involve the painting of the buildings and the completion of other on-site improvements. This phase will last approximately two weeks.

2.7 OPERATIONAL CHARACTERISTICS

The Maybrook School classroom instruction for the elementary grades (grades 1 to 6) would commence at 8:30 AM and conclude (class dismissal) at 3:00 PM Monday through Friday. Classroom instruction for the intermediate grades (grades 7 and 8) would commence at 8:15 AM and conclude (class dismissal) at 3:09 PM Monday through Friday. The campus would open at 7:30 AM during the weekday mornings to allow students and staff to arrive for classes. Mondays are early release days. The dismissal time for the elementary grades is 1:15 PM and the dismissal time for the intermediate grades are 1:53 PM.

For the elementary schools, an after-school music program is offered two days a week and would begin at 3:10 PM and conclude at 3:55 PM. When the Rancho Starbuck Intermediate School relocates to the Maybrook School campus, band practice will occur outdoors (weather permitting) between 3:30 PM and 5;00 PM, Monday through Friday. Most likely, this activity will occur in the shade structure area where the students have their lunches. Limited additional band practice times may occur on Saturdays between 8:00 AM and 12:00 PM [noon]. Rancho Starbuck School also hosts intramural sports activities between 3:30 PM to 5:00 PM.

Night-time activities will be limited to certain school sponsored events such as Back to School, Open House, Parent-Teacher meetings, PTA Meetings, and similar school sanctioned events. No portable field lighting will be transported to the campus. It is also important to note that the private school, during the time it occupied the Maybrook campus, hosted approximately five nighttime events annually. One of these events, the Harvest Festival, involved exterior portable night lighting and generators.

2.8 DISCRETIONARY ACTIONS

A Discretionary Approval is an action taken by a government agency (for this project, the government agency is the LJSD Board of Education) that calls for an exercise of judgment in deciding whether to approve a project. The following discretionary approvals are required: Approval of the Negative Declaration ("ND").

Other permits required for the proposed project will include, but may not be limited to, building permits and permits for new utility connections. These approvals will be required from the State of California Division of State Architect (Department of General Services).

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SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study 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 & 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 & Soils (Section 3.7);
- Greenhouse Gas Emissions (Section 3.8);
- Hazards & Hazardous Materials (Section 3.9);
- Hydrology & Water Quality (Section 3.10);
- Land Use & Planning (Section 3.11);
- Mineral Resources (Section 3.12);
- Noise (Section 3.13);
- Population & Housing (Section 3.14);
- Public Services (Section 3.15);
- Recreation (Section 3.16);
- Transportation (Section 3.17);
- Tribal Resources (Section 3.18);
- Utilities & Service Systems (Section 3.19);
- Wildfire (Section 3.20); and,
- Mandatory Findings of Significance (Section 3.21).

Under each issue area, a description of the thresholds of significance is provided. These thresholds will assist in making a determination as to whether there is a potential for significant impacts on the environment. 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 any 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

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project have a substantial adverse effect on a scenic vista?*				✖
B. *Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*				✖
C. *In non-urbanized areas, would the project 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 a publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*				✖
D. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*			✖	

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect on a scenic vista? ● Less than Significant Impact.*

The proposed project involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. To accommodate the students from the other LJSD District schools, certain improvements will be required to ensure that the Maybrook campus meets both the State's and District's requirements. The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus. These new modular buildings will include classrooms, special resource programs, kindergarten, teacher facilities, and administration.[14] Other improvements will include new paving for parking, access, and playgrounds.

The dominant physiographic features in the area that are considered to be important viewsheds include the Puente Hills (located approximately 1.50 miles north of the campus) and the West Coyote Hills (located approximately 1.25 miles south of the campus).[15] Although these viewsheds are located within the region, there are no protected views or scenic vistas in the vicinity of the area. As a result, the proposed project will not have an impact on a scenic vista.

[14] PBK Architects. *Maybrook Elementary School (Option A, Site Plan).* February 28, 2019

[15] Google Earth. Website accessed March 20, 2019.

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

There are neither rock outcroppings nor historic buildings located on the school campus.[16] The proposed project's implementation will not result in any impact on protected trees or Heritage trees. No trees will be removed as part of the proposed project's implementation. These impacts are discussed further in Section 3.4, Biological Resources, E. As a result, no impacts will occur.

C. *In non-urbanized areas, would the project 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 a publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ● No Impact.*

As previously mentioned in Subsection A, there are no protected views or scenic vistas in the vicinity of the area. In addition, the proposed project will not conflict with any applicable zoning regulations or other regulations governing scenic quality. As a result, no impacts will 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.*

The Maybrook School campus is surrounded on all sides by single-family homes. These residential uses will not be affected by the introduction of any additional sources of light because the lighting will be faced downward and away from the residential uses. In addition, the onsite lighting will continue to be used for safety and security. No new nighttime field lighting will be used required at any time. As a result, less than significant impacts will result upon the implementation of the proposed project.

MITIGATION MEASURES

The analysis of aesthetics indicated that less than significant impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

[16] Google Earth. Website accessed March 20, 2019.

3.2 AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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 uses?*				✖
B. *Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?*				✖
C. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*				✖
D. *Would the project result in the loss of forest land or conversion of forest land to a non-forest use?*				✖
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 a non-forest use?*				✖

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 uses? ● No Impact.*

The proposed project involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus.[17]

No agricultural activities are located within the area. Although the Maybrook School campus is located within the R-A (*Residential Agricultural*) zone and crops are permitted, no agricultural uses exist on-site or within the vicinity of the school campus. The Maybrook School campus will continue to be used as an interim school during the improvement program of the LJSD schools. As a result, no conversion of farmland will result from the proposed project's implementation.

[17] PBK Architects. *Maybrook Elementary School (Option A, Site Plan).* February 28, 2019

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

As indicated previously, the existing Maybrook School campus and the adjacent properties are not being used for agricultural purposes. The school campus is located within the R-A (*Residential Agricultural*) zone and crops are permitted; however, no agricultural uses exist on-site or within the vicinity of the school campus. In addition, the project site is currently occupied by a school campus and will continue to be occupied by the school use over the course of the proposed project's implementation. According to the State Department of Conservation, Division of Land Resource Protection, the campus is not subject to a Williamson Act Contract.[18] As a result, no impacts on existing or future Williamson Act Contracts 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 by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? ● No Impact.*

According to the California Public Resources Code, "forest land" is land that can support ten percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. "Timberland" is defined as land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. "Timberland production zone" or "TPZ" means an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.[19] The school campus is located in the midst of a larger urban area and no forest lands are located within the campus. As a result, no impacts on forest land or timber resources will result upon 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.*

As indicated previously, no forest lands are located within the campus or in the surrounding area. As a result, no loss or conversion of forest lands to urban uses will result from the proposed project's implementation and no impacts will occur.

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 a non-forest use? ● No Impact.*

No farmland or forest lands are located in the Maybrook School campus or the surrounding area. As a result, the proposed project will not involve the conversion of any existing farmland or forest area to urban uses and, as a result, no impacts will occur.

[18] California Department of Conservation. *State of California Williamson Act Contract Land.* ftp://ftp.consrv.ca.gov.

[19] California Public Resources Code. Sections 12220(g), 4526 and 51104(g).

MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*				✖
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?*			✖	
C. *Would the project expose sensitive receptors to substantial pollutant concentrations?*			✖	
D. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*				✖

ANALYSIS OF ENVIRONMENTAL IMPACTS

Air quality impacts may occur during the project's construction and operational phases. The potential sources of air emissions may include stationary sources (e.g., industrial processes, generators) and mobile sources (e.g., automobiles, trucks), or area wide sources (e.g., offsite power generation, regional traffic, etc. The South Coast Air Quality Management District (SCAQMD) is the main regulatory authority in the region (the South Coast Air Basin, which includes the project area) with regard to air quality issues. In April 1993, the SCAQMD adopted a CEQA Air Quality Handbook that provides guidance for the CEQA analysis of potential air quality impacts of new projects.

The SCAQMD has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions 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 dioxide* (NO_2) is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_2 is formed when nitric oxide (a pollutant from burning 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.

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

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

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? ● No Impact.*

The proposed project involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. To accommodate the students from the other LJSD District schools, certain improvements will be required to ensure that the Maybrook campus meets both the State's and District's requirements. The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus. These new modular buildings will include classrooms, special resource programs, kindergarten, teacher facilities, and administration.[20]

The Maybrook School campus is located within the South Coast Air Basin (SCAB), which covers a 6,600 square-mile area within all of Orange County, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent 2016 AQMP was adopted in March 2017 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).[21] The AQMP will

[20] PBK Architects. *Maybrook Elementary School (Option A, Site Plan).* February 28, 2019

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

help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-hour $PM_{2.5}$ Federal health standard and a proposed plan of action to reduce ground-level ozone. The primary criteria pollutants that remain non-attainment in the local area include $PM_{2.5}$ and ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The 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.

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will 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). Operational emissions will be limited to off-site stationary emissions associated with electrical power generation and routine maintenance. The proposed project will also conform to Consistency Criteria 2 since it will not affect any regional population, housing, and employment projections prepared for the area. As a result, no violation of an air quality plan will occur.

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.*

The potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod (V.2016.3.2) developed for the SCAQMD. Each construction phase will occur during the summer months when the Maybrook School will not be in session. The total construction period will require approximately eight weeks for completion of each phase. As shown in Table 3-1, daily construction emissions will not exceed the SCAQMD thresholds of significance. The new classroom buildings are modular and, as a result, the potential construction emissions will be lower. In addition, a limited amount of grading will be required which will lessen the amount of fugitive dust that will be generated. Therefore, the construction-related impacts associated with the proposed project would be less than significant.

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

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition (on-site)	3.51	35.78	22.06	0.04	2.89	1.84
Demolition (off-site)	0.12	1.52	0.96	--	0.26	0.07
Total Demolition	**3.63**	**37.30**	**23.02**	**0.04**	**3.15**	**1.91**
Site Preparation (on-site)	4.34	45.57	22.06	0.04	20.46	12.13
Site Preparation (off-site)	0.09	0.06	0.81	--	0.20	0.05
Total Site Preparation	**4.43**	**45.63**	**22.87**	**0.04**	**20.66**	**12.18**
Grading (on-site)	2.58	28.35	16.29	0.03	7.95	4.65
Grading (off-site)	0.07	0.05	0.67	--	0.17	0.05
Total Grading	**2.65**	**28.40**	**16.96**	**0.03**	**8.12**	**4.70**
Building Construction (on-site)	2.12	19.19	16.85	0.03	1.12	1.05
Building Construction (off-site)	0.25	1.92	2.22	--	0.61	0.17
Total Building Construction	**2.37**	**21.11**	**19.07**	**0.03**	**1.73**	**1.22**
Paving (on-site)	1.36	14.07	14.65	0.02	0.75	0.69
Paving (off-site)	0.07	0.05	0.61	--	0.17	0.05
Total Paving	**1.43**	**14.12**	**15.26**	**0.02**	**0.92**	**0.74**
Architectural Coatings (on-site)	48.99	1.68	1.83	--	0.11	0.11
Architectural Coatings (off-site)	0.04	0.03	0.37	--	0.10	0.03
Total Architectural Coatings	**49.03**	**1.71**	**2.20**	**--**	**0.21**	**0.14**
Maximum Daily Emissions	**49.03**	**45.63**	**23.02**	**0.04**	**20.66**	**12.18**
Daily Thresholds	**75**	**100**	**55o**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod V.2016.3.2.

Long-term emissions refer to those air quality impacts that will occur once the proposed Maybrook School campus is operational. These impacts will continue over the operational life of the project. Table 3-2 depicts the estimated operational emissions that will be generated by the proposed project. The emissions shown in Table 3-2 are estimates of the Phase 1, 2, and 3 improvements that represent the maximum build-out of the campus.

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)	2.36	--	0.08	--	--	--
Energy (lbs/day)	0.03	0.29	0.25	--	0.02	0.02
Mobile (lbs/day)	2.10	10.62	28.36	0.10	7.66	2.11
Total (lbs/day)	**4.49**	**10.92**	**28.69**	**0.10**	**7.68**	**2.14**
Daily Thresholds	**55**	**55**	**55o**	**15o**	**15o**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod V.2016.3.2.

As indicated in Table 3-2, the projected long-term operational emissions are below thresholds considered to represent a significant adverse impact. Therefore, the operation of the proposed project will not contribute to an existing air quality violation. With the implementation of the standard construction-related SCAQMD rules and regulations, the impacts will be less than significant.

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

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include residences, board and care facilities, schools, playgrounds, hospitals, parks, childcare centers, outdoor athletic facilities, and other facilities where children or the elderly may congregate.[23] These population groups are generally more sensitive to poor air quality. The proposed project involves on-site improvements to a school use that is surrounded by single-family residential uses. These nearby sensitive receptors are shown in Exhibit 3-1.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to 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, PM_{10} emissions, and $PM_{2.5}$ emissions. The use of the "look-up tables" is permitted since each of the construction phases that include grading, site preparation, and building erection will involve the disturbance of less than two acres of land area on any given day. For purposes of the LST analysis, the receptor distance used was 25 meters since the nearest sensitive receptor is located adjacent to the school campus.

Table 3-3
Construction Emissions Local Significance Thresholds Exceedance SRA 5

Emissions	Project Emissions(lbs/day)	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
		25	50	100	200	500
NO_x	45.63 lbs./day	**172**	165	176	194	244
CO	23.02 lbs./day	**1,480**	1,855	2,437	3,867	9,312
PM_{10}	9.64 lbs./day	**14**	42	60	95	203
$PM_{2.5}$	6.13 lbs./day	**7**	10	15	30	103

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

EXHIBIT 3-1
SENSITIVE RECEPTORS
SOURCE: QUANTUM GIS

Based on the analysis of LST impacts summarized above in Table 3-3, the potential impacts will be less than significant. In addition, fugitive dust emission, which is responsible for PM_{10} and $PM_{2.5}$ emissions, will further be reduced through the implementation of SCAQMD regulations related to fugitive dust generation and other construction-related emissions.[24] Finally, the fugitive dust emissions will be substantially less since the new classrooms will be modular along with limited grading involved. These SCAQMD regulations are standard conditions required for every construction project undertaken in the region.

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions, therefore, high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards. These areas of high CO concentration are referred to as *hot-spots*. Typically, a hot-spot may occur near an intersection that is experiencing severe congestion (a LOS E or LOS F).[25] The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the Basin. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. While the proposed project will involve the redistribution of home-to-school and school-to-home vehicle trips in the area , the proposed project will not result in a significant increase in traffic volumes overall since there would not be any increased student enrollments in the LJSD attendance area. Refer to the analysis of traffic impacts provided in Section 3.2.17. As a result, the potential impacts are considered to be less than significant.

D. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ● No Impact.*

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.[26] The proposed project will not result in the generation of any odors. As a result, no impacts will occur.

MITIGATION MEASURES

The analysis herein determined that the proposed project would not result in any significant air quality impacts. Therefore, no mitigation is required beyond those standard conditions that are required by the SCAQMD.

[24] South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

[25] "LOS" refers to "Level of Service." Refer to Section 3.2.17.A.

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

3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?*				✖
B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*				✖
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?*				✖
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 life corridors, or impede the use of native wildlife nursery sites?*				✖
E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*				✖
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?*			✖	

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 project site is currently occupied by school uses and the property does not offer a suitable environment for any candidate, sensitive, or special status species.[27] There are no local or regional plans, policies, or regulations that identify candidate, sensitive or special status species except those identified by the California Department of Fish and Wildlife. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer

[27] Blodgett Baylosis Environmental Planning. *Site Surveys* (A series of site visits were conducted during the month of February and early March, 2019.

indicated that there are five threatened or endangered species located within the La Habra Quadrangle (the school campus is located within the La Habra Quadrangle).[28] These species include:

- The *coastal California gnatcatcher* is not likely to be found on-site due to the existing surrounding development and the lack of habitat suitable for the California gnatcatcher. The absence of coastal sage scrub, the coastal California gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.[29]
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County. As a result, it is not likely that any least Bell's vireos will be encountered near the school campus due to the lack of riparian habitat in the surrounding area.[30]
- The *bank swallow* lives in a riparian habitat and nests along rivers or streams. The nearest body of water is La Mirada Creek, which is primarily concrete-lined and not adjacent to the school campus. Therefore, it is not likely that the bank swallow will be found near the school campus. Additionally, the current level of development in the surrounding area is not an ideal environment for the bank swallow.[31]
- The *willow flycatcher* is small bird that is typically breeds in shrubby areas with standing water or along streams. There are no streams or standing bodies of water near the school campus. It is not likely that any willow flycatchers will be encountered near the school campus due to the lack of riparian habitat in the surrounding area.[32]
- The *Belding's savannah sparrow* is a small bird that has a habitat of coastal salt marshes. It is not likely that this bird species would be found near the project area due its location inland and lack of coastal salt marshes.[33]

The proposed project will have no impact on the aforementioned species because the Maybrook School campus is located in the midst of an urban area. The school campus and surrounding areas are not conducive to the survival of the aforementioned species due to the lack of suitable *natural* habitat. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

[28] California Department of Fish and Wildlife. *Bios Viewer*. https://map.dfg.ca.gov/bios/?tool=cnddbQuick. Website accessed on March 20, 2019.

[29] Audubon. *California Gnatcatcher (Polioptila californica)*. https://www.audubon.org/field-guide/bird/california-gnatcatcher.

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

[31] Audubon. *Bank Swallow (Riparia riparia)*. https://www.audubon.org/guia-de-aves/ave/bank-swallow. http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html.

[32] National Audubon Society. *Willow Flycatcher*. http://www.audubon.org/field-guide/bird/willow-flycatcher. The Cornell Lab of Ornithology. All About Birds. *Willow Flycatcher*. https://www.allaboutbirds.org/guide/Willow_Flycatcher/id.

[33] San Elijo Lagoon Conservancy. Belding's Savannah Sparrow. https://www.sanelijo.org/animal-guide/belding%E2%80%99s-savannah-sparrow.

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 Maybrook School campus is currently disturbed (developed) and does not offer a suitable habitat for any species. There are no local or regional plans, policies, or regulations that identify any riparian habitat or other sensitive natural community at or adjacent to the school campus nor does the California Department of Fish and Wildlife identify any such habitat. A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitat present within or adjacent to the school campus (refer to Exhibit 3-2). The nearest wetland is La Mirada Creek, which is primarily concrete-lined and is not located adjacent to the school campus. This conclusion is supported by the field surveys of the school campus and the surrounding areas.[34] As a result, no impacts on riparian habitats will 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 previously mentioned, the Maybrook School campus is located in the midst of an urbanized setting. A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitat present within or adjacent to the school campus (refer to Exhibit 3-2). The nearest wetland is La Mirada Creek, which is primarily concrete-lined and is not located adjacent to the Maybrook School campus. The proposed improvements and other activities will be limited to the campus and will not affect any designated wetlands. As a result, 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 life corridors, or impede the use of native wildlife nursery sites? ● No Impact.*

There are no areas of natural open space or areas of significant biological value within or adjacent to the Maybrook School campus. In addition, there are no bodies of water that could provide a habitat for migratory birds. As indicated on the National Wetlands Inventory, the nearest wetland is La Mirada Creek, which is primarily concrete-lined and is not located adjacent to the campus.[35] Therefore, the proposed project will not infringe upon any bodies of water or habitats. The Maybrook School campus does not function as a migratory corridor for the movement of native or migratory animals. Constant disturbance (noise and vibration) from vehicles traveling on the adjacent roadways further limit the project site's utility as a migration corridor. As a result, the proposed project will not affect wildlife migration in the area or otherwise impede the use of native wildlife nursery sites. As a result, no impacts will occur.

[34] U.S. Fish and Wildlife Service. National Wetlands Inventory – V2. https://www.fws.gov/Wetlands/data/Mapper.html. Website accessed March 20, 2019.

[35] Ibid.

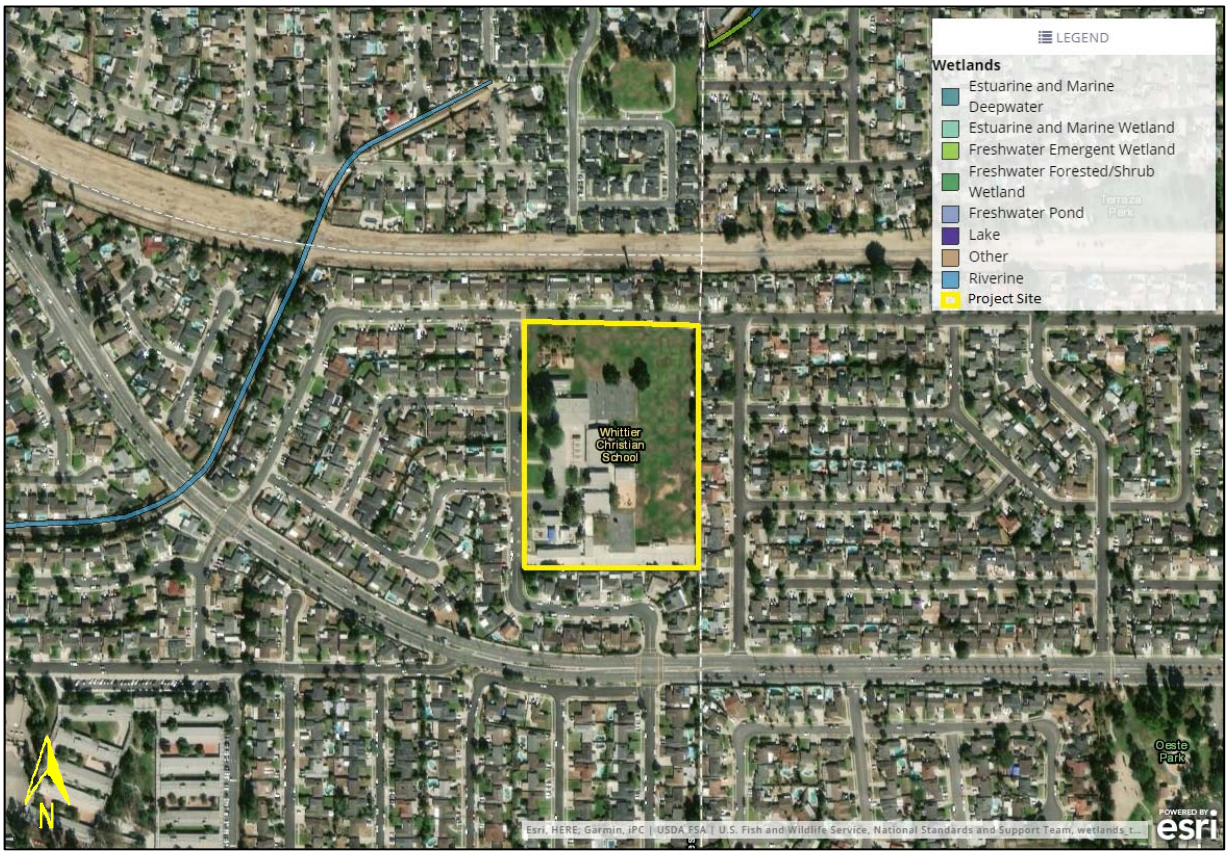

EXHIBIT 3-2
LAND COVER AND WETLANDS MAP
SOURCE: U.S. FISH AND WILDLIFE SERVICE, WETLANDS MAPPER

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ● No Impact.*

There are a number of mature significant trees, including Coast Live Oak trees (*Quercus agrifolia*) located in the northern and western portion of the campus. The proposed campus improvements will not require or otherwise involve any tree removal. As a result, the proposed project's implementation will not result in any impact on protected trees or Heritage trees. All of the on-site trees will remain and will not be altered. As a result, no impacts will occur.

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? ● Less than Significant Impact.*

Major physiographic features located in the vicinity of the school campus include the La Mirada Creek (located approximately 750 feet west of the campus), the Puente Hills (located approximately 1.50 miles north of the campus), and the West Coyote Hills (located approximately 1.25 miles south of the campus).[36] The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan because the proposed project is located in the midst of an urban area. In addition, the Maybrook School campus is not located near any Significant Ecological Areas, as designated by the Los Angeles County Department of Regional Planning.[37]

The existing Maybrook School campus includes a *School Garden* and a *Habitat Garden* within the campus boundaries. The School Garden is located in the northwest corner of the existing campus and consists of approximately 11,500 square feet. The garden is currently used as an extracurricular activity for the current students. Various plants, including fruits and vegetables, are grown in the garden. The garden also includes a hen house. The vegetation grown in the garden also attracts a number of butterfly species. The garden is a designated "Monarch Waystation." This designation acknowledges that the garden provides milkweed, nectar sources, and shelter needed to sustain the monarch butterflies (*Danaus plexippus*) as they migrate through North America. The garden was certified and registered by *Monarch Watch* as an official monarch waystation. The proposed project's implementation, will not involve the removal or dislocation of the existing School Garden.[38]

The Habitat Garden is located to the east of the smaller parking lot and north of the modular classrooms that comprise the existing Kindergarten area. These existing modular classrooms will be replaced by new modular classrooms that will be used for Kindergarten classrooms. The Habitat Garden consists of approximately 4,560 square feet. A wide variety of native plants have been planted over the years attracting a variety of animal and avian species. The Habitat Garden is designated Wildlife Micro Ecosystem within an Inhabited Community and is certified with The National Wildlife Federation.[39] The site plan indicates the Habitat Garden area will be retained. The construction activities involving the removal of the existing modular classrooms and their

[36] Google Earth. Website accessed March 20, 2019.

[37] County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

[38] This information is cited on an existing sign that is posted at the entry to the garden.

[39] Ms. Debra Lee. E-mail to Marc Blodgett dated April 2, 2019.

replacement with the new classrooms will occur during the summer months. The animal, avian, and insect species are the least sensitive during the warmer, summer months. As a result, no dislocation impacts will occur and the impacts will be less than significant.

MITIGATION MEASURES

The analysis of biological resources impacts indicated that no impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.5 CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?*				✖
B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?*			✖	
C. *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?*			✖	

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:[40]

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in or past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

[40] U. S. Department of the Interior, National Park Service. How to Apply the National Register Criteria for Evaluation. https://www.nps.gov/nr/publications/bulletins/nrb15/.

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;

- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;

- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure is associated with a historic person or event;

- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;

- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;

- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,

- A property achieving significance within the past 50 years if it is of exceptional importance.[41]

The State has established California Historical Landmarks that include sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. California Points of Historical Interest have a similar definition, except they are deemed of local significance.

The existing Maybrook School campus is not historically significant. There are no properties recorded on the National Register of Historic Places and the list of California Historical Resources near the school campus.[42] In addition, the proposed project will be limited to the campus and will not affect any existing resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. As a result, no impacts are associated with the proposed project's implementation.

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

[42] U. S. Department of the Interior, National Park Service. *National Register of Historic Places.* http://focus.nps.gov/nrhp. Secondary Source: California State Parks, Office of Historic Preservation. *Listed California Historical Resources.* Website accessed March 21, 2019.

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

The greater Los Angeles Basin was previously inhabited by the Gabrieleño-people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years.[43] Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.[44] The proposed project site is currently occupied by school uses. Although the school campus and the surrounding properties have been subject to disturbance to accommodate the existing buildings, the campus is situated in an area of high archaeological significance. However, the proposed project will not involve extensive excavation; the maximum depth of excavation will be approximately 18 inches deep for utility lines and footings for the modular buildings (the new modular buildings will be pre-assembled prior to delivery and installation). As a result, the potential impacts will be less than significant.

C. *Would the project disturb any human remains, including those interred outside of dedicated cemeteries? ● Less than Significant Impact.*

There are no dedicated cemeteries located on-site or within the vicinity of the school campus.[45] The construction process is unlikely to uncover human remains due to the limited excavation that is to be performed on-site. In addition, human remains are unlikely to be uncovered due to the level of urbanization present and the amount of disturbance sustained to accommodate the surrounding development. Notwithstanding, in the unlikely event that remains are uncovered by construction crews, all excavation activities shall be halted and the Los Angeles County Sheriff's Department (LASD) will be contacted (the LASD will then contact the Los Angeles County Coroner). In addition, a mitigation measure is provided in Section 3.18 (Tribal Cultural Resources) to ensure that a tribal representative is present during construction-related ground-disturbing activities. As a result, the proposed construction activities are not anticipated to impact any interred human remains and the impacts are considered to be less than significant.

MITIGATION MEASURES

The analysis of potential cultural resources impacts indicated that the existing Maybrook School campus is not historically significant. In addition, the proposed project will not involve extensive excavation; the maximum depth of excavation will be approximately 18 inches deep for utility lines and footings for the modular buildings (the new modular buildings will be pre-assembled prior to delivery and installation). Therefore, no mitigation measures are required.

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

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

[45] Google Earth. Website accessed March 21, 2019.

3.6 ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?*			✖	
B. *Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?*			✖	

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.*

Table 3-4 below provides an estimate of electrical and natural gas consumption for the proposed project. As indicated in the table, the project is estimated to consume approximately 504,850 kilowatts (kWh) of electricity and 3,155 therms of natural gas on an annual basis.

Table 3-4
Estimated Annual Energy Consumption

Project	Consumption Rate	Total Project Consumption
Proposed Project (assumes 105,177 square feet)		
Electrical Consumption	4.80 kWh/square feet/year	504,850 kWh/year total
Natural Gas Consumption	0.03 therms/square feet/year	3,155 therms/year total

Source: CEC End-Use Survey.

It is important to note that the project will 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 will be in accordance with the City's Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. Any new lighting will conform to all state and local building code and lighting regulations. As a result, the potential impacts are considered to be less than significant.

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 Public Utilities Commission prepared an updated Energy Efficiency Strategic Plan in 2011 with the goal of promoting energy efficiency and a reduction in Greenhouse Gases (GHG). Assembly Bill 1109, which was adopted in 2007, also serves as a framework for lighting efficiency. This bill would require the State Energy Resources Conservation and Development Commission to

adopt minimum energy efficiency standards structured to reduce average statewide electrical energy consumption by not less than 50% from the 2007 levels for indoor residential lighting and not less than 25% from the 2007 levels for indoor commercial and outdoor lighting by 2018. According to the Energy Efficiency Strategic Plan, lighting comprises approximately one-fourth of California's electricity use while nonresidential sector exterior lighting (parking lot, area, walkway, and security lighting) usage comprises 1.4% of California's total electricity use, much of which occurs during limited occupancy periods.[46] As indicated previously, the project will be involved in school uses. A majority of the energy that will be consumed by daily operations will be related to lighting, air conditioning and ventilation. As a result, the potential impacts are considered to be less than significant.

MITIGATION MEASURES

The analysis determined that the proposed project will not result in significant impacts related to energy and mitigation measures are not required.

[46] California Public Utilities Commission. *Energy Efficiency Strategic Plan*. Plan updated January 2011.

3.7 GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or, landslides?*			✖	
B. *Would the project result in substantial soil erosion or the loss of topsoil?*			✖	
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?*			✖	
D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property?*			✖	
E. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*				✖
F. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*				✖

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; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or, landslides? ● Less than Significant Impact.*

Rupture of a known earthquake fault:

The school campus is located in a seismically active region (refer to Exhibit 3-3). Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents. Earthquakes from several active and potentially active faults in the Southern California region could affect the Maybrook campus.

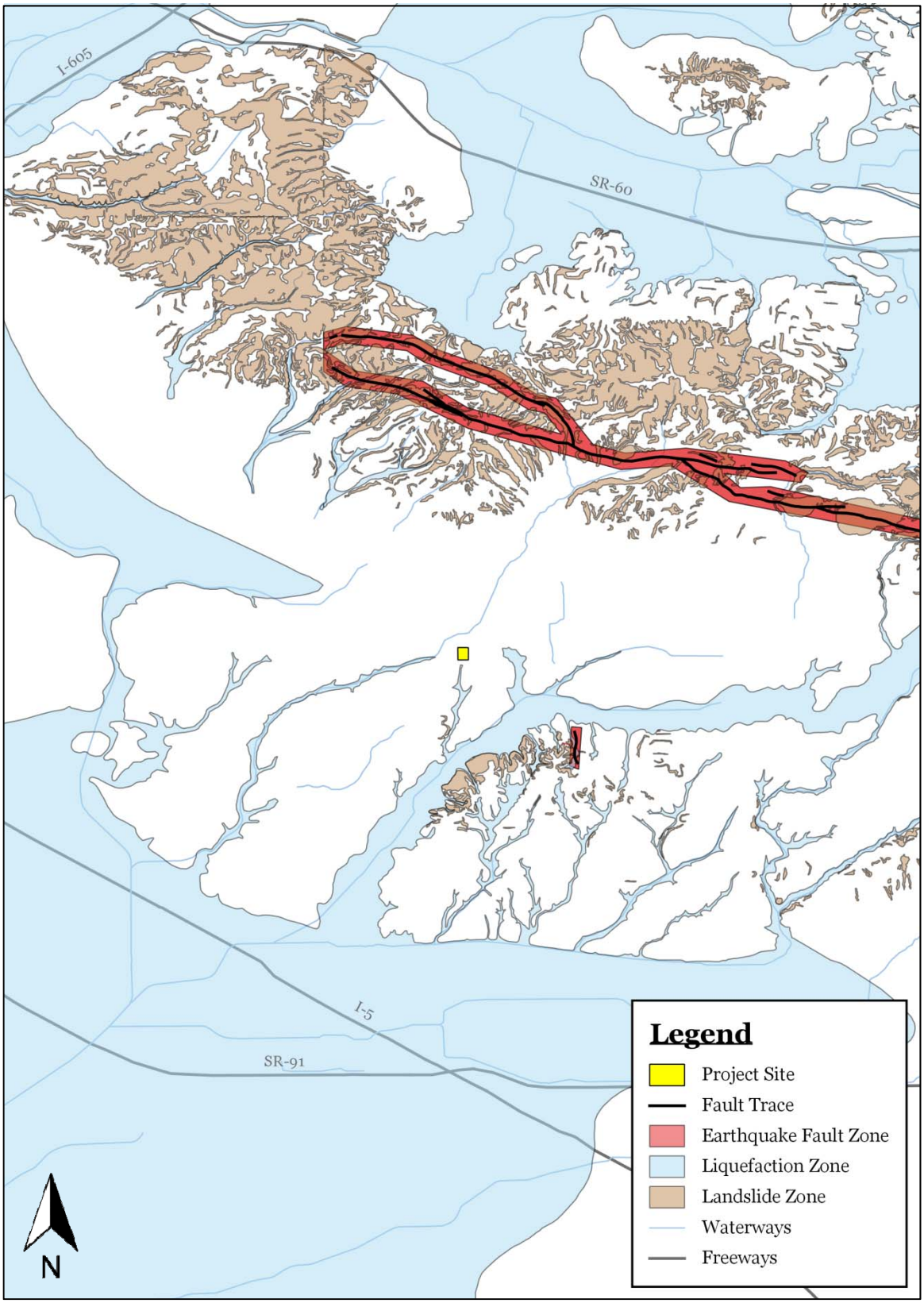

EXHIBIT 3-3
SEISMIC HAZARDS MAP
SOURCE: CALIFORNIA GEOLOGICAL SURVEY AND QGIS

In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.[47] A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The Maybrook School campus, the County and the cities of Whittier and La Habra are on the list. However, the campus itself is not bisected by an active fault trace.[48] The West Coyote Hills Fault and the Whittier Fault are the closest known faults to the campus. The West Coyote Hills Fault is located approximately 1.30 miles southeast of the Maybrook School campus and the Whittier Fault is located approximately 2.60 miles northeast of the school (refer to Exhibit 3-3).[49] The proposed project will be subject to all applicable County and State building regulations, including the California Building Code to ensure that potential impacts are less than significant.

Strong seismic ground shaking:

As previously mentioned, the Maybrook School campus and the cities of Whittier and La Habra are located within an Alquist-Priolo Special Studies Zone. However, the campus itself is not bisected by an active fault trace.[50] The campus is not located within the fault zone of the West Coyote Hills Fault or the Whittier Fault (refer to Exhibit 3-3) and the proposed project will be subject to all applicable County and State building regulations, including the California Building Code to ensure that potential impacts are less than significant.

Seismic-related ground failure, including liquefaction, or landslides:

Liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity.[51] According to the California Department of Conservation, California Geologic Survey, the campus is not located within a potential liquefaction hazard zone (refer to Exhibit 3-3).[52] In addition, the campus will not be subject to the risk of landslides (refer to Exhibit 3-3).

As previously mentioned, the proposed project will be subject to all applicable County and State building regulations, including the California Building Code to ensure that potential impacts are less than significant. As a result, the potential impacts in regards to ground shaking, liquefaction, and landslides are less than significant.

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

[48] California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. https://www.conservation.ca.gov/cgs/Pages/Earthquakes/affected.aspx.

[49] Google Earth. Website accessed March 22, 2019.

[50] California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. https://www.conservation.ca.gov/cgs/Pages/Earthquakes/affected.aspx.

[51] U.S. Geological Survey. *About Liquefaction*. http://geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq.html.

[52] California Department of Conservation. *Regulatory Maps*. http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps.

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

According to the USDA Web Soil Survey, the campus is underlain by soils of various soil associations, which have various degrees of runoff and erosion. The majority of the campus is underlain with soils of the Urban Land-Thums-Pierview complex, zero to five percent slopes. A small portion of the southeastern corner of the campus is underlain with Alo clay, 9 to 15% slopes (refer to Exhibit 3-4). The Urban Land-Thums-Pierview complex soils have a composition of 45% Urban land, 25% Thums, 15% Pierview, 5% Azuvina, 5% Oxyaquic Haploxerolls and 5% Xerothents. The Alo clay soils have composition of 85% Alo clay, 5% Bosanko, 5% Anaheim, and 5% Balcom.[53]

Urban Land-Thums-Pierview complex soils (which underlie the majority of the campus) have a slight risk for erosion; however, construction activities and the placement of "permanent vegetative cover" will reduce the soil's erosion risk.[54] In addition, Urban Land-Thums-Pierview complex soils are described as being used almost exclusively for residential and industrial development, as evident by the current level of urbanization present within the campus and surrounding areas.[55] As a result, the impacts will 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.*

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. As previously mentioned, the campus is not located within a potential liquefaction hazard zone (refer to Exhibit 3-3).[56]

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.[57] Shrinking and swelling is influenced by the amount of clay present in the underlying soils. The campus is underlain by soils of various soil associations, which have various levels of clay. As previously mentioned, the proposed project will be subject to all applicable County and State building regulations, including the California Building Code to ensure that potential impacts are less than significant. Therefore, less than significant impacts related to unstable soils and subsidence are expected.

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[53] University of California, Davis, Agriculture and Natural Resources. *SoilWeb*. https://casoilresource.lawr.ucdavis.edu/gmap/. Website accessed March 22, 2019.

[54] United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Revised 1969. *And* United States Department of Agriculture. *Web Soil Survey*. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

[55] Ibid.

[56] California Department of Conservation. *Regulatory Maps*. http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps.

[57] Subsidence Support. *What Causes House Subsidence?* http://www.subsidencesupport.co.uk/what-causes-subsidence.htm.

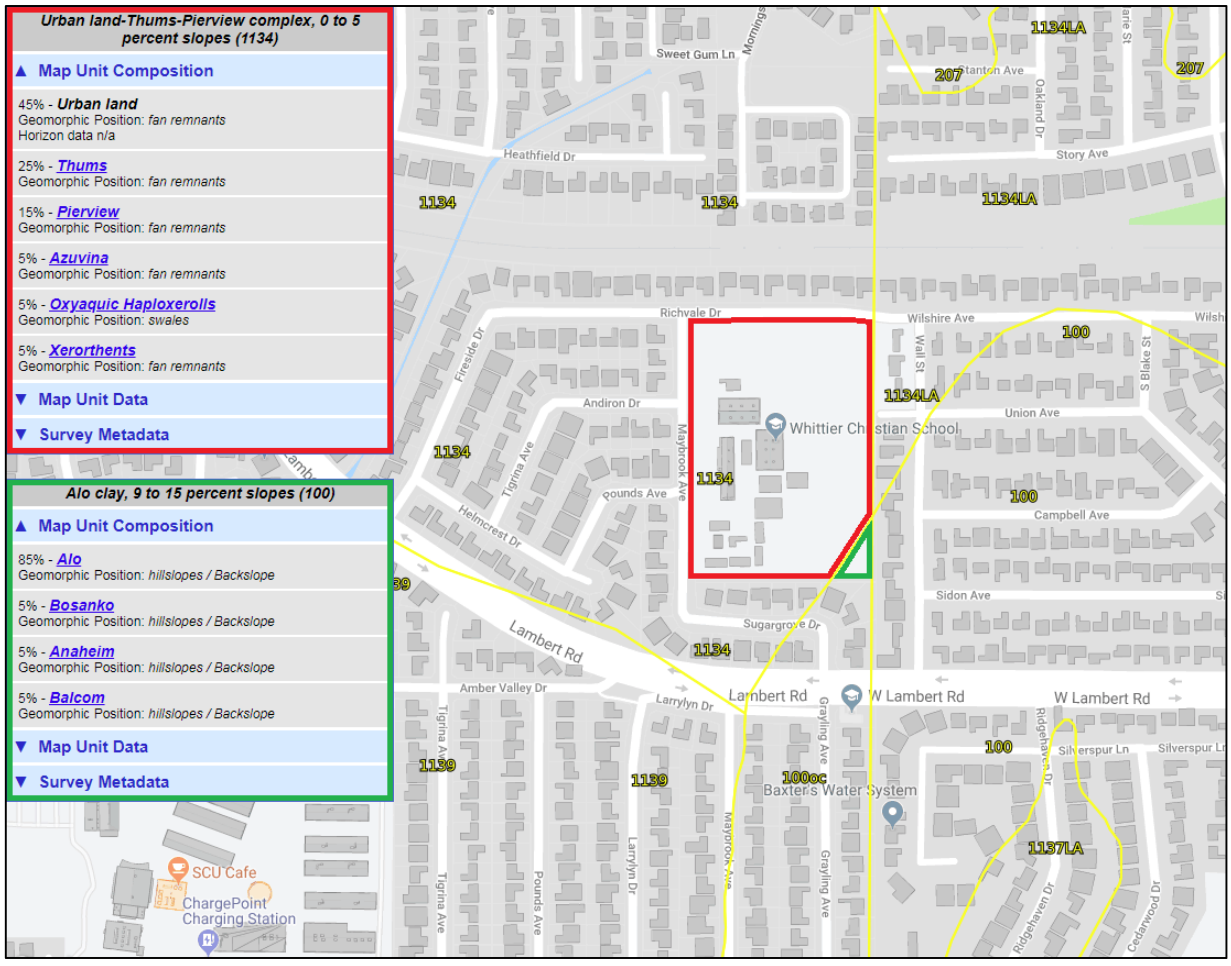

EXHIBIT 3-4
SOILS MAP
SOURCE: CALIFORNIA GEOLOGICAL SURVEY AND QGIS

D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property? ● Less than Significant Impact.*

The Maybrook School campus is underlain by soils of various soil associations, which have various levels of clay, therefore a slight subsidence potential may exist. As previously mentioned, the proposed project will be subject to all applicable County and State building regulations, including the California Building Code to ensure that potential impacts are less than significant. The new classroom buildings will consist of portable modular classrooms. Therefore, less than significant impacts related to expansive soils are expected.

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

No septic tanks will be used in conjunction with the operation of the school. New water and sewer line connections will be required to serve the school. As a result, no impacts associated with the use of septic tanks or alternative wastewater disposal systems will occur as part of the proposed project.

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

The likelihood of the discovery of paleontological resources or unique geologic features on-site is considered to be low given the extensive ground disturbance that has occurred throughout the project area. In addition, the limited excavation for the new modular structures is not likely to encounter any resources. The upper sediments that underlie the campus consist of younger Quaternary Alluvium, which have a low paleontological sensitivity. These younger sediments, however, overlie Older Quaternary Alluvium which is considered to be sensitive.[58] The maximum depth of excavation will be approximately 18 inches deep. Therefore, the extent of the ground excavation will not extend into the Older Quaternary Alluvium and will not lead to any impacts.

MITIGATION MEASURES

The analysis of potential impacts related to geology and soils indicated that the proposed project would not result in any significant adverse impacts. As a result, no mitigation measures are required.

[58] Los Angeles, City of. *L.A. CEQA Thresholds Guide. Section D.1 Paleontological Resources*. http://www.environmentla.org/programs/Thresholds/D-Cultural.

3.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*			✖	
B. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*				✖

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 State of California requires CEQA documents 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. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, established the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020.[59]

The SCAQMD has established a single quantified threshold of 10,000 metric tons of CO_2E ($MTCO_2E$) per year for new development.[60] Carbon dioxide equivalent, or CO_2E, is a term that is used for describing different greenhouses gases in a common and collective unit. Sources of GHG emissions related to the proposed project would be those related to vehicle travel and off-site electrical power generation. As indicated in Section 3.6, Energy, A, the proposed project will not result in wasteful, inefficient, or unnecessary consumption of energy during construction or operation. Table 3-5 provided on the following page, summarizes annual GHG (CO_2E) emissions from the proposed project.

As indicated in Table 3-5, the CO_2E total for the project is significantly lower than the threshold of 10,000 $MTCO_2E$ per year. Since the project's operational emissions will be below the quantified threshold of significance, the potential impacts are considered to be less than significant.

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

[60] 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.

Table 3-5
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (lbs/day)			
	CO_2	CH_4	N_2O	CO_2E
Long-term Area Emissions	0.18	--	--	0.19
Long-term Energy Emissions	352.57	--	--	354.66
Long-term Mobile Emissions	9,866.48	0.49	--	9,878.66
Total Long-term Emissions	**10,219.22**	**0.49**	**--**	**10,233.51**
Total Long-term Emissions ($MTCO_2E$)				**1,693.60 $MTCO_2E$ per year**
Thresholds of Significance				**10,000 $MTCO_2E$ per year**

Source: CalEEMod V.2016.3.2

B. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ● No Impact.*

The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, established the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020.[61] As indicated previously, the construction and operation of the proposed project will result in the generation of a limited amount of emissions that will be below the SCAQMD's thresholds (refer to Table 3-5). Sources of GHG emissions related to the proposed project would be those related to vehicle travel and off-site electrical power generation. As indicated in Section 3.6, Energy, A, the proposed project will not result in wasteful, inefficient, or unnecessary consumption of energy during construction or operation. As a result, the proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions and no impacts will occur.

MITIGATION MEASURES

The analysis of potential impacts related to GHG emissions indicated that the proposed project would not result in any significant adverse impacts. As a result, no mitigation measures are required.

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

3.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*				✖
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?*				✖
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?*				✖
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?*				✖
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?*				✖
F. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*				✖
G. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*				✖

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? ● No Impact.*

The proposed project involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. To accommodate the students from the other LJSD District schools, certain improvements will be required to ensure that the Maybrook campus meets both the State's and District's requirements. The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus. These new modular buildings will include classrooms, special

resource programs, kindergarten, teacher facilities, and administration.[62] Other improvements will include new paving for parking, access, and playgrounds. Once in operation, the proposed project will involve school uses and will not involve the transport, use, or disposal of hazardous materials. Therefore, no impacts will result upon project implementation.

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.*

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the California Department of Toxic Substances Control. A search of the EnviroStor database determined that there are no Cortese sites located within the campus or the surrounding area.[63] The United States Environmental Protection Agency's multi-system search Envirofacts was consulted and it was determined that the campus was not listed within the database.[64] Since the campus is not identified by any regulatory agency as having a known and recorded hazardous materials spills, releases or environmental-related violations, no impacts will occur.

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 proposed project involves improvements to an existing school site. The construction and operation of the proposed project will not involve any emissions of hazardous substances or the handling of any hazardous or acutely hazardous materials, substances, or waste. The proposed project will also not involve any changes to the surrounding environment which could result in the release of hazardous materials. As a result, no impacts will occur.

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.*

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the California Department of Toxic Substances Control. The Cortese list contains hazardous waste and substance sites including public drinking water wells with detectable levels of contamination, sites with known underground storage tanks (USTs) having a reportable release, solid waste disposal facilities from which there is a known migration, hazardous substance sites selected for remedial action, historic Cortese sites, and sites with known toxic material identified through the abandoned site assessment program. A search of the EnviroStor database indicated that there are no Cortese sites

[62] PBK Architects. *Maybrook Elementary School (Option A, Site Plan).* February 28, 2019

[63] California Department of Toxic Substances Control, Envirostor. *Hazardous Waste and Substances Site Cortese List.* http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST.

[64] United States Environmental Protection Agency. *Envirofacts-Multisystem Search.* https://www3.epa.gov/enviro/?CFID=59839&CFTOKEN=30600241.

located within the campus or the surrounding area.[65] As a result, no impacts will occur.

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 campus is not located within an airport land use plan and is not located within two miles of a public airport or public use airport.[66] The nearest airport is the Fullerton Airport, which is located approximately 3.5 miles south of the Maybrook campus. The proposed project will not introduce a structure that will interfere with the approach and take off of airplanes utilizing any regional airports. As a result, the proposed project will not result in a safety hazard or excessive noise for people residing or working in the project area.

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 Maybrook Avenue or any of the surrounding streets be completely closed to traffic. All construction staging areas will be located within the campus. As a result, the project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and no impacts are associated with the proposed project's implementation.

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

The area surrounding the campus is urban and there are no areas containing natural vegetation that could lead to a wildfire.[67] As a result, there are no impacts associated with potential wildfires from off-site locations.

MITIGATION MEASURES

The analysis indicated that the construction and operation of the proposed project will not result in impacts associated with hazards and hazardous materials. Therefore, no mitigation measures are required.

[65] California Department of Toxic Substances Control, Envirostor. *Hazardous Waste and Substances Site Cortese List.* http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST.

[66] Toll-Free Airline. *Los Angeles County Public and Private Airports, California.* http://www.tollfreeairline.com/california/losangeles.htm.

[67] Blodgett Baylosis Environmental Planning. *Site Surveys* (A series of site visits were conducted during the month of February and early March, 2019.

3.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*			✖	
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?*				✖
C. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?*				✖
D. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*				✖
E. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*				✖

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

According to the site plan, the proposed project may provide up to 57,900 square feet of additional impervious surfaces. Therefore, the project contractors will be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The Clean Water Act delineates a national permitting system for point discharges known as the NPDES. NPDES permits typically incorporate specific discharge limitations for point source discharges to ensure that dischargers meet permit conditions and protect State-defined water quality standards. The NPDES framework also regulates stormwater runoff originating from municipal and industrial sources.

The project contractors would also be required to prepare a Standard Urban Stormwater Management Plan (SUSMP) utilizing Best Management Practices (BMPs) to control or reduce the discharge of pollutants to the maximum extent practicable. The SUSMP will also identify post-construction BMPs that will be the responsibility of the contractors to implement over the life of

the project. With the above-mentioned regulations, the impacts would be reduced to levels that are considered to be 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? ● No Impact.*

A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any natural underground water wells within or adjacent to the Maybrook campus. The search yielded no results.[68] Therefore, excavation activities will not encounter and deplete groundwater supplies from any underlying aquifer. As a result, no impacts will occur.

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

As previously mentioned, the proposed project will require limited excavation for the utilities. The nearest body of water to the Maybrook campus is the La Mirada Creek, which is located approximately 750 feet west of the campus. La Mirada Creek is primarily concrete-lined, except for the northern portion of the creek. The proposed improvements will be restricted to the Maybrook School campus and will not alter the course of the nearby creeks.[69] As a result, no impacts will occur.

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

The Maybrook School campus is not located in an area that is subject to inundation by seiche or tsunami. A seiche in the La Mirada Creek is not likely to happen due to the current level of channelization. In addition, the Maybrook campus is located inland approximately 14.75 miles from the Pacific Ocean and the campus would not be exposed to the effects of a tsunami.[70] As a result, no impacts will occur.

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

The construction of the proposed project will result in minimal ground disturbance and will not result in a substantial amount of impervious surfaces. The maximum depth of excavation will be approximately 18 inches deep. Finally, the proposed project will not utilize any materials or

[68] Geotracker GAMA. http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp. Website accessed March 22, 2019.

[69] Google Earth. Website accessed March 22, 2019.

[70] Ibid.

equipment that could lead to surface water pollution. As a result, no impacts will occur.

MITIGATION MEASURES

The analysis indicated that the construction and operation of the proposed project will not result in impacts associated with hazards and hazardous materials. Therefore, no mitigation measures are required.

3.11 LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project physically divide an established community?*				✖
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?*				✖

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The Maybrook School campus is currently occupied by school uses. The proposed project involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. To accommodate the students from the other LJSD District schools, certain improvements will be required to ensure that the Maybrook School campus meets both the State's and District's requirements.

The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus. These new modular buildings will include classrooms, special resource programs, kindergarten, teacher facilities, and administration.[71] Other improvements will include new paving for parking, access, and playgrounds.

The Maybrook School campus applicable zoning designation is *R-A* (*Residential Agricultural*), as designated by the Los Angeles County Zoning Map (refer to Exhibit 3-5 for the zoning map).[72] The applicable zoning designation for those parcels located to the east of the Maybrook School, within the corporate boundaries of the City of La Habra, is *R-1c*. The Maybrook campus is surrounded on all sides by single-family homes. The proposed project involves improvements to an existing school use and will not lead to any division of an existing established neighborhood. Therefore, no impacts will occur.

[71] PBKArchitects. *Maybrook Elementary School (Option A, Site Plan).* February 28, 2019

[72] Los Angeles, County of. GIS-NET. Website accessed March 20, 2019.

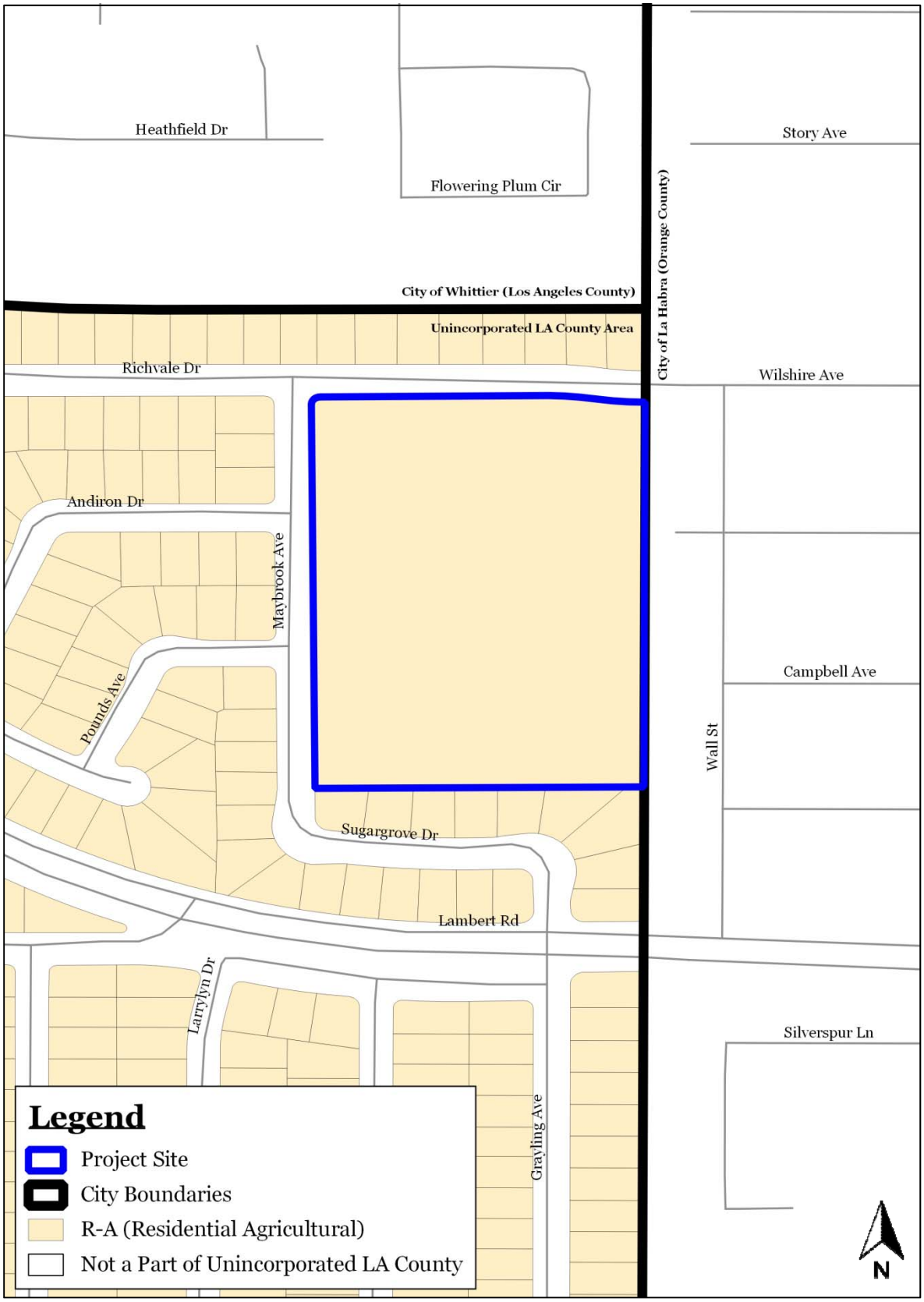

EXHIBIT 3-5
ZONING MAP

SOURCE: LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING & QUANTUM GIS

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 applicable zoning designation is *R-A* (*Residential Agricultural*) according to the Los Angeles County Zoning Map (refer to Exhibit 3-5 for the zoning map).[73] The applicable zoning designation for those parcels located to the east of the Maybrook School, within the corporate boundaries of the City of La Habra, is *R-1c*. Since the proposed project will be located on an existing school site, the project will not require a zone change. Therefore, the project will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and no impacts will occur.

MITIGATION MEASURES

The analysis determined that no significant impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

[73] Los Angeles, County of. GIS-NET. Website accessed March 20, 2019.

3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?*				✖
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?*				✖

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.*

According to the California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder, there are no existing or former oil wells and/or oil extraction activities located within the Maybrook School campus or the surrounding area.[74] In addition, the proposed project will not involve extensive excavation; the maximum depth of excavation will be approximately 18 inches deep for utility lines and footings for the modular buildings. As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

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 campus. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

[74] California Department of Conservation. *Division of Oil, Gas & Geothermal Resources Well Finder*. http://maps.conservation.ca.gov/doggr/index.html#close. Website accessed March 22, 2019.

3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	, Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*			✖	
B. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*			✖	
C. *For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*				✖

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ● Less than Significant Impact.*

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. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.[75] Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-6.

The ambient noise environments in the vicinity of the Maybrook campus is dominated by noise emanating from vehicles traveling down the surrounding local streets and noise typically associated with the nearby single-family residential uses. Since the proposed project involves school uses on an existing school site, the nature of the operational ambient noise will not change. The construction of the proposed project will result in short-term (construction-related) noise impacts during the summer months when school is not in session. The total construction period will require approximately eight weeks for the completion of each construction phase. The Maybrook campus is surrounded on all sides by single-family homes; however, the construction noise impacts will be minimal because the new buildings will be modular in nature and will be pre-assembled prior to delivery and installation.

[75] Bugliarello, et. al. *The Impact of Noise Pollution,* Chapter 127, 1975.

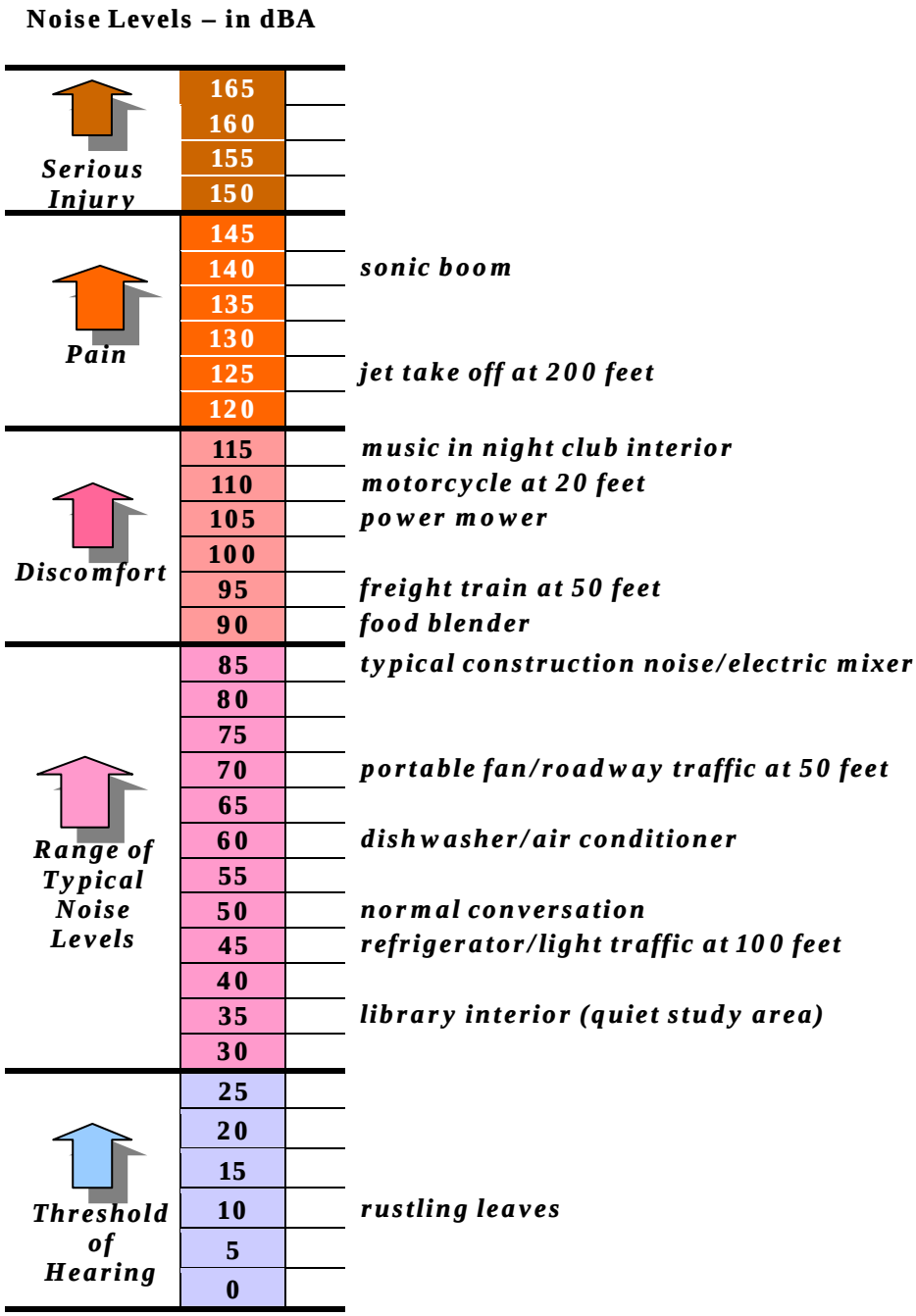

EXHIBIT 3-6
TYPICAL NOISE SOURCES AND LOUDNESS SCALE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. To accommodate the students from the other LJSD District schools, certain improvements will be required to ensure that the Maybrook School campus meet both the State's and District's requirements.

The potential *net increase* in the number of students that will be attending Maybrook School will range from 53 students to 393 students. This net increase in the number of students will translate into a net increase in traffic associated with the transfer of students. According to representatives of the LJSD, the District would hire taxis to transport students to and from the schools undergoing modernization and the Maybrook School campus. Between 18 to 20 taxis would be needed to transport approximately 100 students to and from Maybrook School. The actual net increase in elementary student trips to the Maybrook School campus would range from 9 trips to 79 trips. The net increase in intermediate school trips would total 309 trips.. Therefore, the proposed project's traffic generation will not result in a doubling of traffic volumes on local streets and arterials. Therefore, the proposed project's impacts will be less than significant.

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

The Maybrook School classroom instruction for the elementary grades (grades 1 to 6) would commence at 8:30 AM and conclude (class dismissal) at 3:00 PM Tuesday through Friday (dismissal time on Monday is 1:15 PM). Classroom instruction for the intermediate grades (grades 7 and 8) would commence at 8:15 AM and conclude (class dismissal) at 3:09 PM Tuesday through Friday (dismissal time on Monday is 1:53 PM). The campus would open at 7:30 AM during the weekday mornings to allow students and staff to arrive for classes. These hours are comparable to those when the private school was in full operation. For the elementary schools, an after-school music program is offered two days a week and would begin at 3:10 PM and conclude at 3:55 PM. When the Rancho Starbuck Intermediate School relocates to the Maybrook School campus, band practice will occur outdoors (weather permitting) between 3:30 PM and 5:00 PM, Monday through Friday. Most likely, this activity will occur in the shade structure area where the students have their lunches. Limited additional band practice times may occur on Saturdays between 8:00 AM and 12:00 PM [noon]. Rancho Starbuck School also hosts intramural sports activities between 3:30 PM to 5:00 PM.

Night-time activities will be limited to certain school sponsored events such as Back to School, Open House, Parent-Teacher meetings, PTA Meetings, and similar school sanctioned events. No portable field lighting will be transported to the Maybrook School campus. It is also important to note that the private school, during the time it occupied the Maybrook campus, hosted approximately five nighttime events annually. One of these events, the Harvest Festival, involved exterior portable night lighting and generators.[76] As a result, the potential noise impacts are anticipated to be less than significant.

[76] Ms. Andrea Reynolds. April 1, 2019.

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 Maybrook School campus is not located within an airport land use plan and is not located within two miles of a public airport or public use airport.[77] The nearest airport is the Fullerton Airport, which is located approximately 3.5 miles south of the campus. As a result, the proposed project will not expose people residing or working in the project area to excessive noise levels.

MITIGATION MEASURES

The analysis of potential impacts related to noise indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

[77] Toll-Free Airline. *Los Angeles County Public and Private Airports, California.* http://www.tollfreeairline.com/california/losangeles.htm.

3.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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)?*				✖
B. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*				✖

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.*

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;
- Extension of roadways and other transportation facilities;
- Extension of infrastructure and other improvements;
- Major off-site public projects (treatment plants, etc.);
- The removal of housing requiring replacement housing elsewhere;
- Additional population growth leading to increased demand for goods and services; and,
- Short-term growth-inducing impacts related to the project's construction.

The proposed project involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. The proposed project will not result in any direct or indirect population growth for the project area since the interim use of the school will not result in an increase in population. The entire modernization project will take between five to eight years to complete with approximately one year required for each school. As a result, no housing or population impacts will occur.

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

The proposed project involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program. The proposed project site is currently occupied by school uses. No housing units will be displaced as a result of the proposed project's implementation and no impacts will occur.

MITIGATION MEASURES

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

3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or other public facilities?*				✖

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or other public facilities? ● No Impact.*

The proposed project involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. To accommodate the students from the other LJSD District schools, certain improvements will be required to ensure that the Maybrook campus meets both the State's and District's requirements. The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus. These new modular buildings will include classrooms, special resource programs, kindergarten, teacher facilities, and administration.[78] Other improvements will include new paving for parking, access, and playgrounds.

The Los Angeles County of Los Angeles Fire Department (LACFD) provides fire prevention and emergency medical services within the project area. The nearest fire station to the Maybrook campus is LACF) Station Number 15, located at 11460 Santa Gertrudes Avenue, approximately 0.85 miles west of the campus.

The LACFD currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would only place an

[78] PBK Architects. *Maybrook Elementary School (Option A, Site Plan).* February 28, 2019

incremental demand on fire services since the project involves on-site improvements to an existing school site which will be subject to all pertinent fire and building codes. The proposed project will undergo review by the LACFD to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The LACFD will also review the project's emergency access and clearance. Compliance with the abovementioned requirement, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant.

The Los Angeles County Sheriff's Department (LACSD) is responsible for management of all law enforcement services within the project area. The proposed project would only place an incremental demand on police services since the project involves on-site improvements to an existing school site. To ensure the proposed project elements adhere to the County's security requirements, the LACSD will review the site plan for the proposed project to ensure that the development adheres to the Department requirements, including, but not limited to, photometric plan review.

The proposed project will involve on-site improvements to an existing school site in order to accommodate students from schools within the LJSD. The proposed project will not directly increase demand for school services because the project will not increase capacity but will only accommodate students from other schools.

No new governmental services will be needed since the proposed project will be a school improvement project that will not result in an increase in population and therefore will not create a need for increased public services. As a result, no impacts are anticipated.

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

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*			✖	
B. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*				✖

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.*

Due to the nature of the proposed project, no significant increase in the usage of public parks and recreational facilities is anticipated to occur. The nearest parks to the campus are Terraza Park (located approximately 850 feet northeast of the campus) and Oeste Park (located approximately one-quarter mile southeast of the campus). The proposed project would not result in any direct recreational services impacts related to potential population growth. As mentioned in Section 3.14 (*Population & Housing*), the proposed project will not result in any direct or indirect population growth for the project area since the interim use of the school will not create an increase in population. In addition, the proposed project will not create an increase in the use of local parks by creating additional pass-by trips to the parks. As previously mentioned, the students from the other LJSD schools will be transferred to the Maybrook campus during the rehabilitation of the individual schools. As a result, no impacts are anticipated.

B. *Would 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 will not involve the construction of new recreational facilities nor will the project result in a demand for park facilities. As a result, no changes in the demand for local parks and recreation facilities are anticipated and no impacts will occur.

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

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*			✖	
B. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?*				✖
C. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*				✖
D. *Would the project result in inadequate emergency access?*				✖

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 involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. To accommodate the students from the other LJSD District schools, certain improvements will be required to ensure that the Maybrook campus meets both the State's and District's requirements. The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. New modular buildings will include classrooms, special resource programs, kindergarten, teacher facilities, and administration.[79] Other improvements will include new paving for parking, access, and playgrounds.

The proposed project's implementation will involve the redistribution of home-to-school and school-to-home vehicle trips in the broader geographic area that comprises the LJSD attendance area. In general, the use of the Maybrook School as an interim school campus will not result in a significant increase in local traffic volumes overall given the historic enrollments at the Maybrook School campus in recent years. When the private school was most active between 2011 and 2017, enrollments ranged from 360 students to 414 students with an average enrollment of 377 students.

Table 3-6 estimates the future Maybook School enrollment population associated with the transfer of students from each of the six LJSD schools (refer to the first column) that will be refurbished. The second column indicates the potential increased student population above and beyond the

[79] PBK Architects. *Maybrook Elementary School (Option A, Site Plan).* February 28, 2019

recent (2011-2017) average enrollment (377 students) when the private school was in normal operation. In reading the Table, for example, the anticipated Maybrook School student population when Jordan School is being improved, will be 430 students. When considering that between 2011 and 2017, the average enrollment at the Maybrook School was 377 students, the potential net increase in student enrollment will be 53 students.

Table 3-6
Change in Potential Maybrook School Enrollments

Affected School	Potential Enrollment	Change -from 2011-2017 Average Enrollment
Jordan Elementary	430 students	53 students
Olita Elementary	450 students	73 students
Meadow Green Elementary	500 students	123 students
Macy Elementary	510 students	133 students
El Portal Elementary	540 students	163 students
Rancho Starbuck Inter.	770 students	393 students

Source: LJSD and Blodgett Baylosis Environmental Planning

As indicated in Table 3-6, the potential additional number of students that will be attending Maybrook School will range from 53 students to 393 students. This net increase in the number of students will translate into a net increase in traffic associated with the transfer of students. Table 3-7 provides an estimate of the potential increase in traffic generation associated with the use of the Maybrook School campus as an interim school. According to representatives of the LJSD, the District would hire taxis to transport students to and from the schools undergoing modernization and the Maybrook School campus. Between 18 to 20 taxis would be needed to transport approximately 100 students to and from Maybrook School. Table 3-7, indicates the potential *net* increase in the number of students requiring transport to Maybrook School. The actual net increase in elementary student trips to the Maybrook School campus would range from 9 trips to 79 trips. The net increase in intermediate school trips would total 309 trips.

Table 3-7
Increase in Potential Traffic Generation

Affected School	Net Increase in Enrollment	*New* Taxi Trips	Other *New* Trips
Jordan Elementary	53 students	9 trips (53 students)	0 trips
Olita Elementary	73 students	12 trips (73 trips)	0 trips
Meadow Green Elementary	123 students	16 trips (100 students)	23 students
Macy Elementary	133 students	16 trips (100 students)	33 students
El Portal Elementary	163 students	16 trips (100 students)	63 students
Rancho Starbuck Inter.	393 students	16 trips (100 students)	293 students

Source: LJSD

The one school that will potentially increase the enrollments above the background levels is the Rancho Starbuck Intermediate School. However, Rancho Starbuck Intermediate is located in close proximity to the Maybrook School campus. The Rancho Starbuck campus is located south of Woodbrier Drive, approximately 1,400 feet to the south of the Maybrook campus. As a result, parents and students would travel down Grayling Avenue and Sugargrove Drive to access the Maybrook Campus. Because of the close proximity of these schools to each other, there will not be a significant increase in foot traffic overall. However, the District can increase the number of taxis to transport students between the schools should the need arise. As a result, the impacts will be less than significant.

B. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? ● No Impact.*

According to CEQA Guidelines Section 15064.3 subdivision (b)(1), vehicle miles traveled (VMT) 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.

CEQA Guidelines Section 15064.3 subdivision (b)(2) focuses on impacts that result from certain transportation projects. The proposed project involves on-site improvements to a school site and is not a transportation project. CEQA Guidelines Section 15064.3 subdivisions (b)(3) and (b)(4) focus on the evaluation of a project's VMT. The actual net increase in elementary student trips to the Maybrook School campus would range from 9 trips to 79 trips. The net increase in intermediate school trips would total 309 trips. In addition, the project site will continue to be used as a school. As a result, the proposed project will not result in a conflict or be inconsistent with Section 15064.3 subdivision (b) of the CEQA Guidelines and no impacts will occur.

C. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ● No Impact.*

The proposed project will be compatible with the surrounding uses. Vehicular access to the campus is currently provided by a driveway at the southwestern corner of the campus. Vehicular access to the campus will not change. The surrounding roadways will remain unchanged. No modifications resulting in an increased hazard will be made to the existing street system and, as a result, no impacts will occur.

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

At no time will Maybrook Avenue or any of the surrounding streets be completely closed to traffic. All construction staging areas will be located within the campus. As a result, the project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and no impacts are associated with the proposed project's implementation.

MITIGATION MEASURES

The traffic analysis determined that no significant traffic impacts would occur. As a result, no mitigation is required.

3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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)?*			✖	
B. *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 a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.*			✖	

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)? ● 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 entire region is located within the cultural area that was formerly occupied by the Gabrieleño-Kizh. However, the proposed project will not involve extensive excavation; the maximum depth of excavation will be approximately eighteen inches for plumbing related improvements. The proposed project would be located within an urbanized area that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. In addition, the Maybrook campus is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. As a result, the impacts will be less than significant.

B. *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 a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe. ● Less than Significant Impact.*

As previously mentioned, the entire region is located within the cultural area that was formerly occupied by the Gabrieleño-Kizh. However, the proposed project will not involve extensive excavation; the maximum depth of excavation will be approximately 18 inches for plumbing related improvements. The proposed project would be located within an urbanized area that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. In addition, the campus is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. As a result, the impacts will be less than significant.

MITIGATION MEASURES

The analysis of tribal cultural resources indicated that the entire region is located within the cultural area that was formerly occupied by the Gabrieleño-Kizh. However, the proposed project will not involve extensive excavation; the maximum depth of excavation will be approximately eighteen inches for plumbing related improvements. Therefore, no mitigation measures are required.

3.19 UTILITIES & SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*			✖	
B. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*			✖	
C. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*				✖
D. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*			✖	
E. *Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?*				✖

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? ● Less than Significant Impact.*

The Maybrook campus is currently occupied by school uses. The proposed project involves the upgrading and subsequent use of the Maybrook School campus as an interim campus for the LJSD's comprehensive modernization program for the District's five elementary schools and one intermediate school. To accommodate the students from the other LJSD District schools, certain improvements will be required to ensure that the Maybrook campus meets both the State's and District's requirements. The three main permanent buildings that comprise the main campus will remain, though they will be upgraded to accommodate seven classrooms and a multi-purpose room. Older modular buildings located in the southwestern portion of the campus will be removed and 24 new modular buildings will be installed in the southern portion of the campus.

These new modular buildings will include classrooms, special resource programs, kindergarten, teacher facilities, and administration.[80] There are no existing water plants, 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, the potential impacts are considered to be less than significant.

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

Approximately 33% of the water supply comes from local sources, including surface water from mountain runoff, groundwater, and recycled water. While local water supplies are the least costly, surface water and groundwater supplies fluctuate in response to variations in annual rainfall, contamination, and effectiveness of conservation measures. Water is imported into Los Angeles County from three sources: the Colorado River, the Bay Delta in Northern California via the State Water Project, and the Owens Valley via the Los Angeles Aqueduct. The Los Angeles Aqueduct primarily serves the residents and businesses of the City of Los Angeles. Most of the imported water utilized in the unincorporated areas is provided by the Metropolitan Water District, Castaic Lake Water Agency, Antelope Valley/East Kern Water Agency, Littlerock Creek Irrigation District, and the Palmdale Water District.

Table 3-8 indicates the existing and projected water consumption for the proposed project. The proposed project is projected to consume approximately 12,621 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand.

Table 3-8
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Public/Institutional (Current)	50,856 sq. ft.	0.12 gals/day/sq. ft.	6,103 gals/day
Public/Institutional (Projected)	105,177 sq. ft.	0.12 gals/day/sq. ft.	12,621 gals/day
Total Increase in Consumption			6,518 gals/day

Source: Blodgett Baylosis Environmental Planning. 2019.

Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and the impacts are considered to be less than significant.

[80] PBK Architects. *Maybrook Elementary School (Option A, Site Plan).* February 28, 2019

C. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ● No Impact.*

The sanitary sewers convey sewage from lavatories and other plumbing fixtures in buildings and factories to a wastewater treatment facility where the effluent is treated before being discharged to the ocean or river. In the unincorporated areas, the Los Angeles County Sanitation Districts (LACSD), the Consolidated Sewer Maintenance District (CSMD), and municipal septic or wastewater systems all contribute to ensuring that the sanitary sewage system operates properly to protect public health. According to Table 3-9, the proposed project is expected to generate approximately 10,097 gallons of sewage per day.

Table 3-9
Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Public/Institutional (Current)	50,856 sq. ft.	0.10 gals/day/sq. ft.	4,882 gals/day
Public/Institutional (Projected)	105,177 sq. ft.	0.10 gals/day/sq. ft.	10,097 gals/day
Total Increase in Consumption			5,215 gals/day

Source: Blodgett Baylosis Environmental Planning. 2019.

As indicated earlier, wastewater treatment services can be adequately handled and no expansion of these services is required. As a result, no impacts are anticipated to occur.

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

As indicated in Table 3-10, the future daily solid waste generation is projected to be 421 pounds per day. The proposed project will contribute a limited amount to the waste stream. This amount is not significant and will be accommodated by the local landfills and transfer stations. As a result, the potential impacts are considered to be less than significant.

Table 3-10
Solid Waste Generation (pounds/day)

Use	Unit	Factor	Generation
Public/Institutional (Current)	50,856 sq. ft.	4 lbs/day/1,000 sq. ft.	203 lbs/day
Public/Institutional (Projected)	105,177 sq. ft.	4 lbs/day/1,000 sq. ft.	421 lbs/day
Total Increase in Consumption			218 lbs/day

Source: Blodgett Baylosis Environmental Planning. 2019.

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

As previously mentioned, the future daily solid waste generation is projected to be 421 pounds per day. The proposed project will contribute a limited amount to the waste stream. This amount is not significant and will be accommodated by the local landfills and transfer stations. As a result, no impacts will occur.

MITIGATION MEASURES

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

3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?*				✖
B. *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, 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?*				✖
C. *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*				✖
D. *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*				✖

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.*

An emergency response plan or emergency evacuation plan does not exist within the project area. At no time will Maybrook Avenue or any of the surrounding streets be completely closed to traffic. All construction staging areas will be located within the campus. As a result, the project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and no impacts are associated with the proposed project's implementation. Furthermore, the campus is located within an urbanized area and no areas prone to wildfires are located near the campus. As a result, no impacts will occur.

B. *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, 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? ● No Impact.*

There is no risk from wildfire within the campus or the surrounding area given the distance from any area that may be at risk of a wildfire event. In addition, the proposed use will not change the nature of the campus. As a result, no impacts will occur.

C. *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ● No Impact.*

The proposed project will not change the nature of the campus. There is no risk from wildfire within the campus or the surrounding area given the distance from any area that may be at risk of a wildfire event. As a result, no impacts will occur.

D. *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ● No Impact.*

There is no risk from wildfire within the campus or the surrounding area given the distance from any area that may be at risk of a wildfire event. In addition, the surrounding areas are level. As a result, no impacts will occur.

MITIGATION MEASURES

The analysis of wildfires impacts indicated that no 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

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?*				✖
B. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*				✖
C. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*				✖

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:

- The proposed project *will not* 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. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. 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.
- The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.

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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 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 an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.
- A Mitigation Reporting and Monitoring Program *will not be* required.

4.2 MITIGATION MONITORING

In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the LJSD Board of Education can make the following additional findings:

- A mitigation monitoring and reporting program *will not* be required; and,
- An accountable enforcement agency or monitoring agency *will not* be required.

Mitigation measures have not been recommended nor are any required as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels.

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SECTION 5 REFERENCES

5.1 PREPARERS

Blodgett Baylosis Environmental Planning
2211 South Hacienda Boulevard, Suite 107
Hacienda Heights, CA 91745
(626) 336-0033

5.2 REFERENCES

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APPENDIX A
AIR QUALITY WORKSHEETS

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Maybrook School

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Elementary School	800.00	Student	9.54	105,177.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2020
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 - Per project description

Construction Phase - per ISMND

Construction Off-road Equipment Mitigation -

Area Mitigation -

Demolition -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	66,882.70	105,177.00
tblLandUse	LotAcreage	1.54	9.54

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					
2019	4.4232	45.6341	23.0154	0.0445	18.2675	2.3919	20.6594	9.9840	2.2006	12.1846	0.0000	4,421.6904	4,421.6904	1.1983	0.0000	4,449.1040
2020	49.0327	21.1038	19.0721	0.0363	0.6006	1.1296	1.7302	0.1618	1.0622	1.2240	0.0000	3,523.1691	3,523.1691	0.7190	0.0000	3,539.8348
Maximum	**49.0327**	**45.6341**	**23.0154**	**0.0445**	**18.2675**	**2.3919**	**20.6594**	**9.9840**	**2.2006**	**12.1846**	**0.0000**	**4,421.6904**	**4,421.6904**	**1.1983**	**0.0000**	**4,449.1040**

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					
2019	4.4232	45.6341	23.0154	0.0445	7.2470	2.3919	9.6390	3.9263	2.2006	6.1269	0.0000	4,421.6904	4,421.6904	1.1983	0.0000	4,449.1039
2020	49.0327	21.1038	19.0721	0.0363	0.6006	1.1296	1.7302	0.1618	1.0622	1.2240	0.0000	3,523.1691	3,523.1691	0.7190	0.0000	3,539.8348
Maximum	**49.0327**	**45.6341**	**23.0154**	**0.0445**	**7.2470**	**2.3919**	**9.6390**	**3.9263**	**2.2006**	**6.1269**	**0.0000**	**4,421.6904**	**4,421.6904**	**1.1983**	**0.0000**	**4,449.1039**

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Maybrook School - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	58.41	0.00	49.22	59.71	0.00	45.18	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	2.3574	7.6000e-004	0.0822	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1751	0.1751	4.7000e-004		0.1868
Energy	0.0323	0.2938	0.2468	1.7600e-003		0.0223	0.0223		0.0223	0.0223		352.5675	352.5675	6.7600e-003	6.4600e-003	354.6627
Mobile	2.0990	10.6224	28.3612	0.0971	7.5626	0.0947	7.6573	2.0236	0.0890	2.1126		9,866.4767	9,866.4767	0.4875		9,878.6646
Total	**4.4887**	**10.9170**	**28.6902**	**0.0989**	**7.5626**	**0.1174**	**7.6799**	**2.0236**	**0.1116**	**2.1352**		**10,219.2193**	**10,219.2193**	**0.4948**	**6.4600e-003**	**10,233.5141**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day											lb/day				
Area	2.3574	7.6000e-004	0.0822	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1751	0.1751	4.7000e-004		0.1868
Energy	0.0323	0.2938	0.2468	1.7600e-003		0.0223	0.0223		0.0223	0.0223		352.5675	352.5675	6.7600e-003	6.4600e-003	354.6627
Mobile	2.0990	10.6224	28.3612	0.0971	7.5626	0.0947	7.6573	2.0236	0.0890	2.1126		9,866.4767	9,866.4767	0.4875		9,878.6646
Total	**4.4887**	**10.9170**	**28.6902**	**0.0989**	**7.5626**	**0.1174**	**7.6799**	**2.0236**	**0.1116**	**2.1352**		**10,219.2193**	**10,219.2193**	**0.4948**	**6.4600e-003**	**10,233.5141**

	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2019	9/30/2019	5	20	
2	Site Preparation	Site Preparation	10/1/2019	10/31/2019	5	10	
3	Grading	Grading	11/1/2019	12/31/2019	5	20	
4	Building Construction	Building Construction	1/1/2020	5/31/2020	5	230	
5	Paving	Paving	6/1/2020	6/30/2020	5	20	
6	Architectural Coating	Architectural Coating	7/1/2020	8/31/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 157,766; Non-Residential Outdoor: 52,589; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Maybrook School - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

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
Demolition	6	15.00	0.00	101.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	44.00	17.00	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	9.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Demolition - 2019

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					1.0960	0.0000	1.0960	0.1660	0.0000	0.1660			0.0000			0.0000
Off-Road	3.5134	35.7830	22.0600	0.0388		1.7949	1.7949		1.6697	1.6697		3,816.8994	3,816.8994	1.0618		3,843.4451
Total	**3.5134**	**35.7830**	**22.0600**	**0.0388**	**1.0960**	**1.7949**	**2.8909**	**0.1660**	**1.6697**	**1.8356**		**3,816.8994**	**3,816.8994**	**1.0618**		**3,843.4451**

3.2 Demolition - 2019

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	0.0415	1.4702	0.2814	3.9600e-003	0.0851	5.4500e-003	0.0905	0.0234	5.2200e-003	0.0286		427.6427	427.6427	0.0292		428.3720
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	0.0735	0.0511	0.6740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457		177.1484	177.1484	5.5400e-003		177.2869
Total	**0.1150**	**1.5213**	**0.9554**	**5.7400e-003**	**0.2527**	**6.7500e-003**	**0.2595**	**0.0679**	**6.4200e-003**	**0.0743**		**604.7910**	**604.7910**	**0.0347**		**605.6589**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4275	0.0000	0.4275	0.0647	0.0000	0.0647			0.0000			0.0000
Off-Road	3.5134	35.7830	22.0600	0.0388		1.7949	1.7949		1.6697	1.6697	0.0000	3,816.8994	3,816.8994	1.0618		3,843.4451
Total	**3.5134**	**35.7830**	**22.0600**	**0.0388**	**0.4275**	**1.7949**	**2.2224**	**0.0647**	**1.6697**	**1.7344**	**0.0000**	**3,816.8994**	**3,816.8994**	**1.0618**		**3,843.4451**

3.2 Demolition - 2019

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	0.0415	1.4702	0.2814	3.9600e-003	0.0851	5.4500e-003	0.0905	0.0234	5.2200e-003	0.0286		427.6427	427.6427	0.0292		428.3720
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	0.0735	0.0511	0.6740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457		177.1484	177.1484	5.5400e-003		177.2869
Total	**0.1150**	**1.5213**	**0.9554**	**5.7400e-003**	**0.2527**	**6.7500e-003**	**0.2595**	**0.0679**	**6.4200e-003**	**0.0743**		**604.7910**	**604.7910**	**0.0347**		**605.6589**

3.3 Site Preparation - 2019

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	4.3350	45.5727	22.0630	0.0380		2.3904	2.3904		2.1991	2.1991		3,766.4529	3,766.4529	1.1917		3,796.2445
Total	**4.3350**	**45.5727**	**22.0630**	**0.0380**	**18.0663**	**2.3904**	**20.4566**	**9.9307**	**2.1991**	**12.1298**		**3,766.4529**	**3,766.4529**	**1.1917**		**3,796.2445**

3.3 Site Preparation - 2019

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	0.0882	0.0613	0.8088	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4400e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442
Total	**0.0882**	**0.0613**	**0.8088**	**2.1400e-003**	**0.2012**	**1.5700e-003**	**0.2028**	**0.0534**	**1.4400e-003**	**0.0548**		**212.5780**	**212.5780**	**6.6500e-003**		**212.7442**

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	4.3350	45.5727	22.0630	0.0380		2.3904	2.3904		2.1991	2.1991	0.0000	3,766.4529	3,766.4529	1.1917		3,796.2445
Total	**4.3350**	**45.5727**	**22.0630**	**0.0380**	**7.0458**	**2.3904**	**9.4362**	**3.8730**	**2.1991**	**6.0721**	**0.0000**	**3,766.4529**	**3,766.4529**	**1.1917**		**3,796.2445**

3.3 Site Preparation - 2019

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	0.0882	0.0613	0.8088	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4400e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442
Total	**0.0882**	**0.0613**	**0.8088**	**2.1400e-003**	**0.2012**	**1.5700e-003**	**0.2028**	**0.0534**	**1.4400e-003**	**0.0548**		**212.5780**	**212.5780**	**6.6500e-003**		**212.7442**

3.4 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.5805	28.3480	16.2934	0.0297		1.3974	1.3974		1.2856	1.2856		2,936.8068	2,936.8068	0.9292		2,960.0361
Total	**2.5805**	**28.3480**	**16.2934**	**0.0297**	**6.5523**	**1.3974**	**7.9497**	**3.3675**	**1.2856**	**4.6531**		**2,936.8068**	**2,936.8068**	**0.9292**		**2,960.0361**

3.4 Grading - 2019

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	0.0735	0.0511	0.6740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457		177.1484	177.1484	5.5400e-003		177.2869
Total	**0.0735**	**0.0511**	**0.6740**	**1.7800e-003**	**0.1677**	**1.3000e-003**	**0.1690**	**0.0445**	**1.2000e-003**	**0.0457**		**177.1484**	**177.1484**	**5.5400e-003**		**177.2869**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5554	0.0000	2.5554	1.3133	0.0000	1.3133			0.0000			0.0000
Off-Road	2.5805	28.3480	16.2934	0.0297		1.3974	1.3974		1.2856	1.2856	0.0000	2,936.8068	2,936.8068	0.9292		2,960.0361
Total	**2.5805**	**28.3480**	**16.2934**	**0.0297**	**2.5554**	**1.3974**	**3.9528**	**1.3133**	**1.2856**	**2.5989**	**0.0000**	**2,936.8068**	**2,936.8068**	**0.9292**		**2,960.0361**

3.4 Grading - 2019

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	0.0735	0.0511	0.6740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457		177.1484	177.1484	5.5400e-003		177.2869
Total	**0.0735**	**0.0511**	**0.6740**	**1.7800e-003**	**0.1677**	**1.3000e-003**	**0.1690**	**0.0445**	**1.2000e-003**	**0.0457**		**177.1484**	**177.1484**	**5.5400e-003**		**177.2869**

3.5 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**

3.5 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	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	0.0558	1.7839	0.4248	4.3700e-003	0.1088	8.8400e-003	0.1176	0.0313	8.4500e-003	0.0398		466.5624	466.5624	0.0293		467.2947
Worker	0.1991	0.1338	1.7988	5.0600e-003	0.4918	3.7300e-003	0.4956	0.1304	3.4400e-003	0.1339		503.5437	503.5437	0.0145		503.9056
Total	**0.2549**	**1.9177**	**2.2236**	**9.4300e-003**	**0.6006**	**0.0126**	**0.6132**	**0.1618**	**0.0119**	**0.1737**		**970.1061**	**970.1061**	**0.0438**		**971.2003**

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**

3.5 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	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	0.0558	1.7839	0.4248	4.3700e-003	0.1088	8.8400e-003	0.1176	0.0313	8.4500e-003	0.0398		466.5624	466.5624	0.0293		467.2947
Worker	0.1991	0.1338	1.7988	5.0600e-003	0.4918	3.7300e-003	0.4956	0.1304	3.4400e-003	0.1339		503.5437	503.5437	0.0145		503.9056
Total	**0.2549**	**1.9177**	**2.2236**	**9.4300e-003**	**0.6006**	**0.0126**	**0.6132**	**0.1618**	**0.0119**	**0.1737**		**970.1061**	**970.1061**	**0.0438**		**971.2003**

3.6 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**

3.6 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	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**

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**

3.6 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	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**

3.7 Architectural Coating - 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					
Archit. Coating	48.7498					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	**48.9920**	**1.6838**	**1.8314**	**2.9700e-003**		**0.1109**	**0.1109**		**0.1109**	**0.1109**		**281.4481**	**281.4481**	**0.0218**		**281.9928**

3.7 Architectural Coating - 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	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	0.0407	0.0274	0.3679	1.0300e-003	0.1006	7.6000e-004	0.1014	0.0267	7.0000e-004	0.0274		102.9976	102.9976	2.9600e-003		103.0716
Total	**0.0407**	**0.0274**	**0.3679**	**1.0300e-003**	**0.1006**	**7.6000e-004**	**0.1014**	**0.0267**	**7.0000e-004**	**0.0274**		**102.9976**	**102.9976**	**2.9600e-003**		**103.0716**

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	48.7498					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
Total	**48.9920**	**1.6838**	**1.8314**	**2.9700e-003**		**0.1109**	**0.1109**		**0.1109**	**0.1109**	**0.0000**	**281.4481**	**281.4481**	**0.0218**		**281.9928**

3.7 Architectural Coating - 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	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	0.0407	0.0274	0.3679	1.0300e-003	0.1006	7.6000e-004	0.1014	0.0267	7.0000e-004	0.0274		102.9976	102.9976	2.9600e-003		103.0716
Total	**0.0407**	**0.0274**	**0.3679**	**1.0300e-003**	**0.1006**	**7.6000e-004**	**0.1014**	**0.0267**	**7.0000e-004**	**0.0274**		**102.9976**	**102.9976**	**2.9600e-003**		**103.0716**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0990	10.6224	28.3612	0.0971	7.5626	0.0947	7.6573	2.0236	0.0890	2.1126		9,866.4767	9,866.4767	0.4875		9,878.6646
Unmitigated	2.0990	10.6224	28.3612	0.0971	7.5626	0.0947	7.6573	2.0236	0.0890	2.1126		9,866.4767	9,866.4767	0.4875		9,878.6646

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Elementary School	1,032.00	0.00	0.00	2,540,477	2,540,477
Total	1,032.00	0.00	0.00	2,540,477	2,540,477

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
Elementary School	16.60	8.40	6.90	65.00	30.00	5.00	63	25	12

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Elementary School	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0323	0.2938	0.2468	1.7600e-003		0.0223	0.0223		0.0223	0.0223		352.5675	352.5675	6.7600e-003	6.4600e-003	354.6627
NaturalGas Unmitigated	0.0323	0.2938	0.2468	1.7600e-003		0.0223	0.0223		0.0223	0.0223		352.5675	352.5675	6.7600e-003	6.4600e-003	354.6627

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					
Elementary School	2996.82	0.0323	0.2938	0.2468	1.7600e-003		0.0223	0.0223		0.0223	0.0223		352.5675	352.5675	6.7600e-003	6.4600e-003	354.6627
Total		**0.0323**	**0.2938**	**0.2468**	**1.7600e-003**		**0.0223**	**0.0223**		**0.0223**	**0.0223**		**352.5675**	**352.5675**	**6.7600e-003**	**6.4600e-003**	**354.6627**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Elementary School	2.99682	0.0323	0.2938	0.2468	1.7600e-003		0.0223	0.0223		0.0223	0.0223		352.5675	352.5675	6.7600e-003	6.4600e-003	354.6627
Total		**0.0323**	**0.2938**	**0.2468**	**1.7600e-003**		**0.0223**	**0.0223**		**0.0223**	**0.0223**		**352.5675**	**352.5675**	**6.7600e-003**	**6.4600e-003**	**354.6627**

6.0 Area Detail

6.1 Mitigation Measures Area

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	2.3574	7.6000e-004	0.0822	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1751	0.1751	4.7000e-004		0.1868
Unmitigated	2.3574	7.6000e-004	0.0822	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1751	0.1751	4.7000e-004		0.1868

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	0.2671					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0825					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.7300e-003	7.6000e-004	0.0822	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1751	0.1751	4.7000e-004		0.1868
Total	**2.3574**	**7.6000e-004**	**0.0822**	**1.0000e-005**		**2.9000e-004**	**2.9000e-004**		**2.9000e-004**	**2.9000e-004**		**0.1751**	**0.1751**	**4.7000e-004**		**0.1868**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2671					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0825					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.7300e-003	7.6000e-004	0.0822	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1751	0.1751	4.7000e-004		0.1868
Total	**2.3574**	**7.6000e-004**	**0.0822**	**1.0000e-005**		**2.9000e-004**	**2.9000e-004**		**2.9000e-004**	**2.9000e-004**		**0.1751**	**0.1751**	**4.7000e-004**		**0.1868**

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

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APPENDIX B
UTILITIES WORKSHEETS

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INTRODUCTION TO UTILITY SCREENING TABLES

The following worksheets are used to evaluated the potential impacts of a project.

Table 1 Definition of Project

This Table is used to establish the proposed development parameters that are used the calculation of utilities usage. The independent variable to be entered is identified by shading. For residential development, the number of housing units should be entered in the shaded area. For non-residential development, the total floor area of development should be entered in the shaded area.

Tables 2 Summary of Project Impacts

Consumption/Generation Rates. This table indicates the development's projected electrical consumption, natural gas consumption, water consumption, effluent generation, and solid waste generation. No modifications should be made to this table.

Tables 3 through 7 Calculation of Project Impacts

Tables 3 through 7 indicate the results of the analysis.

Table 3 Electrical Consumption - This Table calculates the projected electrical consumption for new development. Default generation rates provided in the shaded areas may be changed.

Table 4 Natural Gas Consumption - This Table calculates the projected natural gas useagefor new development. Default generation rates provided in the shaded areas may be changed.

Table 5 Water Consumption - This Table calculates the projected water consumption ratesfor new development. Default generation rates provided in the shaded areas may be changed.

Table 6 Sewage Generation - This Table calculates the projected effluent generation rates for new development. Default generation rates provided in the shaded areas may be changed.

Table 7 Solid Waste Generation - This Table calculates the projected waste generation for new development. Default generation rates provided in the shaded areas may be changed.

Table 1 Project Name: Maybrook School (EXISTING)

Definition of Project Parameters - Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development).

Land Use	Independent	Factor
Residential Uses	**Variable**	**Total Units**
Single-Family Residential	No. of Units	0
Medium Density Residential	No. of Units	0
Multiple-Family Residential	No. of Units	0
Mobile Home	No. of Units	0
Office Uses	**Variable**	**Total Floor Area**
Office	Sq. Ft.	0
Medical Office Building	Sq. Ft.	0
Office Park	Sq. Ft.	0
Bank/Financial Services	Sq. Ft.	0
Commercial Uses	**Variable**	**Floor Area/Rooms**
Specialty Retail Commercial	Sq. Ft.	0
Convenience Store	Sq. Ft.	0
Movie Theater	Sq. Ft.	0
Shopping Center	Sq. Ft.	0
Sit-Down Restaurant	Sq. Ft.	0
Fast-Food Restaurant	Sq. Ft.	0
Hotel	Rooms	0
Manufacturing Uses	**Variable**	**Total Floor Area**
Industrial Park	Sq. Ft.	0
Manufacturing	Sq. Ft.	0
General Light Industry	Sq. Ft.	0
Warehouse	Sq. Ft.	0
Public/Institutional	**Variable**	**Total Floor Area**
Public/Institutional	Sq. Ft.	50,856
Open Space	Sq. Ft.	0

Table 2: Projected Utility Consumption and Generation

Summary of Project Impacts - **Results of analysis identified below. No modifications should be made to this Table.**

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	669
Natural Gas Consumption	cubic feet/day	404
Water Consumption	gallons/day	6,103
Sewage Generation	gallons/day	4,882
Solid Waste Generation	pounds/day	203

Table 3: Electrical Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**kWh**	**Variable**	**kWh/Unit/Day**
Single-Family Residential	0	5,625.00	kWh/Unit/Year	0.0
Medium Density Residential	0	5,625.00	kWh/Unit/Year	0.0
Multiple-Family Residential	0	5,625.00	kWh/Unit/Year	0.0
Mobile Home	0	4,644.00	kWh/Unit/Year	0.0
Office Uses	**Sq. Ft.**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Office	0	20.80	kWh/Sq. Ft./Year	0.0
Medical Office Building	0	14.20	kWh/Sq. Ft./Year	0.0
Office Park	0	20.80	kWh/Sq. Ft./Year	0.0
Bank/Financial Services	0	20.80	kWh/Sq. Ft./Year	0.0
Commercial Uses	**Sq. Ft./Rooms**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Specialty Retail Commercial	0	16.00	kWh/Sq. Ft./Year	0.0
Convenience Store	0	16.00	kWh/Sq. Ft./Year	0.0
Movie Theater	0	16.00	kWh/Sq. Ft./Year	0.0
Shopping Center	0	35.90	kWh/Sq. Ft./Year	0
Sit-Down Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Fast-Food Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Hotel	0	8,955.00	kWh/Sq. Ft./Year	0.0
Manufacturing Uses	**Sq. Ft.**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Industrial Park	0	4.80	kWh/Sq. Ft./Year	0.0
Manufacturing	0	4.80	kWh/Sq. Ft./Year	0.0
General Light Industry	0	4.80	kWh/Sq. Ft./Year	0.0
Warehouse	0	4.80	kWh/Sq. Ft./Year	0.0
Public/Institutional	**Sq. Ft.**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Public/Institutional	50,856	4.80	kWh/Sq. Ft./Year	668.8
Open Space	0	0.00	kWh/Sq. Ft./Year	0.0
Total Daily Electrical Consumption (kWh/day)				668.8

Sources:
Residential rates were derived from the SCAQMD's CEQA Air Quality Handbook (April 1993).
All other rates are from Common Forecasting Methodology VII Demand Forms, 1989

Table 4: Natural Gas Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Single-Family Residential	0	6,665.00	Cu. Ft./Mo./Unit	0.0
Medium Density Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Multiple-Family Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Mobile Home	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Office Uses	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Office	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Medical Office Building	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Office Park	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Bank/Financial Services	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Specialty Retail Commercial	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Convenience Store	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Movie Theater	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Shopping Center	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Sit-Down Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Fast-Food Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Hotel	0	2.90	Cu. Ft./Mo./Room	0.0
Manufacturing Uses	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Industrial Park	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Manufacturing	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
General Light Industry	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Warehouse	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Public/Institutional	50,856	2.90	Cu. Ft./Mo./Sq. Ft.	404.1
Open Space	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Total Daily Natural Gas Consumption (cubic feet/day)				404.1

Sources:
South Coast Air Quality Management District, CEQA Air Quality Handbook. April 1993

Table 5: Water Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**Gals. of Water**	**Variable**	**Gals./Day**
Single-Family Residential	0	390.00	Gals./Day/Unit	0.0
Medium Density Residential	0	300.00	Gals./Day/Unit	0.0
Multiple-Family Residential	0	234.00	Gals./Day/Unit	0.0
Mobile Home	0	234.00	Gals./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Office	0	0.30	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.30	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.30	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.15	Gals./Day/Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Room**	**Gals. of Water**	**Variable**	**Gals./Day**
Specialty Retail Commercial	0	0.15	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.15	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.20	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.50	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	1.50	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.12	Gals./Day/Sq. Ft.	0.0
Hotel	0	187.50	Gals./Day/Room.	0.0
Manufacturing Uses	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Industrial Park	0	0.30	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.30	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.30	Gals./Day/Sq. Ft.	0.0
Warehouse	0	0.05	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Public/Institutional	50,856	0.12	Gals./Day/Sq. Ft.	6,102.7
Open Space	0	0.12	Gals./Day/Sq. Ft.	0.0
Total Daily Water Consumption (gallons/day)				6,102.7

Sources:

Source: Derived from Los Angeles County Sanitation District rates (150% of effluent generation).

Table 6: Sewage Generation

Project Component	Units of Measure	Generation Factor		Projected Consumption
Residential Uses	**No. of Units**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Single-Family Residential	0	260.00	Gals./Day/Unit	0.0
Medium Density Residential	0	200.00	Gals./Day/Unit	0.0
Multiple-Family Residential	0	156.00	Gals./Day/Unit	0.0
Mobile Home	0	156.00	Gals./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Office	0	0.20	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.20	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.20	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.10	Gals./Day/Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Specialty Retail Commercial	0	0.10	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.10	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.13	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.33	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	1.00	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.08	Gals./Day/Sq. Ft.	0.0
Hotel	0	125	Gals./Day/Room.	0.0
Manufacturing Uses	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Industrial Park	0	0.20	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.20	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.20	Gals./Day/Sq. Ft.	0.0
Warehouse	0	0.03	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Public/Institutional	50,856	0.10	Gals./Day/Sq. Ft.	4,882.2
Open Space	0	0.10	Gals./Day/Sq. Ft.	0.0
Total Daily Sewage Generation (gallons/day)				4,882.2

Source: Los Angeles County Sanitation Districts.

Table 7: Solid Waste Generation

Project Component	Units of Measure	Generation Factor		Projected Generation
Residential Uses	**No. of Units**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Single-Family Residential	0	12.23	Lbs./Day/Unit	0.0
Medium Density Residential	0	12.23	Lbs./Day/Unit	0.0
Multiple-Family Residential	0	12.23	Lbs./Day/Unit	0.0
Mobile Home	0	12.23	Lbs./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Office	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Medical Office Building	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Office Park	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Bank/Financial Services	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Specialty Retail Commercial	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Convenience Store	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Movie Theater	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Shopping Center	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Sit-Down Restaurant	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Fast-Food Restaurant	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Hotel	0	6.00	Lbs./Day/Room	0.0
Manufacturing Uses	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Industrial Park	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Manufacturing	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
General Light Industry	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Warehouse	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Public/Institutional	50,856	4.00	Lbs./Day/1,000 Sq. Ft.	203.4
Open Space	0	3.00	Lbs./Day/1,000 Sq. Ft.	0.0
Total Daily Solid Waste Generation				203.4

Source: City of Los Angeles CEQA Thresholds Guide, 2006, and
City of Los Angeles Average Solid Waste Generation Rates, April 1981

Table 1 Project Name: Maybrook School (FUTURE)

Definition of Project Parameters - Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development).

Land Use	Independent	Factor
Residential Uses	**Variable**	**Total Units**
Single-Family Residential	No. of Units	0
Medium Density Residential	No. of Units	0
Multiple-Family Residential	No. of Units	0
Mobile Home	No. of Units	0
Office Uses	**Variable**	**Total Floor Area**
Office	Sq. Ft.	0
Medical Office Building	Sq. Ft.	0
Office Park	Sq. Ft.	0
Bank/Financial Services	Sq. Ft.	0
Commercial Uses	**Variable**	**Floor Area/Rooms**
Specialty Retail Commercial	Sq. Ft.	0
Convenience Store	Sq. Ft.	0
Movie Theater	Sq. Ft.	0
Shopping Center	Sq. Ft.	0
Sit-Down Restaurant	Sq. Ft.	0
Fast-Food Restaurant	Sq. Ft.	0
Hotel	Rooms	0
Manufacturing Uses	**Variable**	**Total Floor Area**
Industrial Park	Sq. Ft.	0
Manufacturing	Sq. Ft.	0
General Light Industry	Sq. Ft.	0
Warehouse	Sq. Ft.	0
Public/Institutional	**Variable**	**Total Floor Area**
Public/Institutional	Sq. Ft.	105,177
Open Space	Sq. Ft.	0

Table 2: Projected Utility Consumption and Generation

Summary of Project Impacts - **Results of analysis identified below. No modifications should be made to this Table.**

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	1,383
Natural Gas Consumption	cubic feet/day	836
Water Consumption	gallons/day	12,621
Sewage Generation	gallons/day	10,097
Solid Waste Generation	pounds/day	421

Table 3: Electrical Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**kWh**	**Variable**	**kWh/Unit/Day**
Single-Family Residential	0	5,625.00	kWh/Unit/Year	0.0
Medium Density Residential	0	5,625.00	kWh/Unit/Year	0.0
Multiple-Family Residential	0	5,625.00	kWh/Unit/Year	0.0
Mobile Home	0	4,644.00	kWh/Unit/Year	0.0
Office Uses	**Sq. Ft.**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Office	0	20.80	kWh/Sq. Ft./Year	0.0
Medical Office Building	0	14.20	kWh/Sq. Ft./Year	0.0
Office Park	0	20.80	kWh/Sq. Ft./Year	0.0
Bank/Financial Services	0	20.80	kWh/Sq. Ft./Year	0.0
Commercial Uses	**Sq. Ft./Rooms**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Specialty Retail Commercial	0	16.00	kWh/Sq. Ft./Year	0.0
Convenience Store	0	16.00	kWh/Sq. Ft./Year	0.0
Movie Theater	0	16.00	kWh/Sq. Ft./Year	0.0
Shopping Center	0	35.90	kWh/Sq. Ft./Year	0
Sit-Down Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Fast-Food Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Hotel	0	8,955.00	kWh/Sq. Ft./Year	0.0
Manufacturing Uses	**Sq. Ft.**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Industrial Park	0	4.80	kWh/Sq. Ft./Year	0.0
Manufacturing	0	4.80	kWh/Sq. Ft./Year	0.0
General Light Industry	0	4.80	kWh/Sq. Ft./Year	0.0
Warehouse	0	4.80	kWh/Sq. Ft./Year	0.0
Public/Institutional	**Sq. Ft.**	**kWh**	**Variable**	**kWh/Sq. Ft./Day**
Public/Institutional	105,177	4.80	kWh/Sq. Ft./Year	1,383.1
Open Space	0	0.00	kWh/Sq. Ft./Year	0.0
Total Daily Electrical Consumption (kWh/day)				1,383.1

Sources:
Residential rates were derived from the SCAQMD's CEQA Air Quality Handbook (April 1993).
All other rates are from Common Forecasting Methodology VII Demand Forms, 1989

Table 4: Natural Gas Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Single-Family Residential	0	6,665.00	Cu. Ft./Mo./Unit	0.0
Medium Density Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Multiple-Family Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Mobile Home	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Office Uses	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Office	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Medical Office Building	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Office Park	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Bank/Financial Services	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Specialty Retail Commercial	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Convenience Store	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Movie Theater	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Shopping Center	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Sit-Down Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Fast-Food Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Hotel	0	2.90	Cu. Ft./Mo./Room	0.0
Manufacturing Uses	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Industrial Park	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Manufacturing	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
General Light Industry	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Warehouse	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Public/Institutional	105,177	2.90	Cu. Ft./Mo./Sq. Ft.	835.7
Open Space	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Total Daily Natural Gas Consumption (cubic feet/day)				835.7

Sources:
South Coast Air Quality Management District, CEQA Air Quality Handbook. April 1993

Table 5: Water Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**Gals. of Water**	**Variable**	**Gals./Day**
Single-Family Residential	0	390.00	Gals./Day/Unit	0.0
Medium Density Residential	0	300.00	Gals./Day/Unit	0.0
Multiple-Family Residential	0	234.00	Gals./Day/Unit	0.0
Mobile Home	0	234.00	Gals./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Office	0	0.30	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.30	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.30	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.15	Gals./Day/Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Room**	**Gals. of Water**	**Variable**	**Gals./Day**
Specialty Retail Commercial	0	0.15	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.15	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.20	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.50	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	1.50	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.12	Gals./Day/Sq. Ft.	0.0
Hotel	0	187.50	Gals./Day/Room.	0.0
Manufacturing Uses	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Industrial Park	0	0.30	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.30	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.30	Gals./Day/Sq. Ft.	0.0
Warehouse	0	0.05	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Public/Institutional	105,177	0.12	Gals./Day/Sq. Ft.	12,621.2
Open Space	0	0.12	Gals./Day/Sq. Ft.	0.0
Total Daily Water Consumption (gallons/day)				12,621.2

Sources:

Source: Derived from Los Angeles County Sanitation District rates (150% of effluent generation).

Table 6: Sewage Generation

Project Component	Units of Measure	Generation Factor		Projected Consumption
Residential Uses	**No. of Units**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Single-Family Residential	0	260.00	Gals./Day/Unit	0.0
Medium Density Residential	0	200.00	Gals./Day/Unit	0.0
Multiple-Family Residential	0	156.00	Gals./Day/Unit	0.0
Mobile Home	0	156.00	Gals./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Office	0	0.20	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.20	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.20	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.10	Gals./Day/Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Specialty Retail Commercial	0	0.10	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.10	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.13	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.33	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	1.00	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.08	Gals./Day/Sq. Ft.	0.0
Hotel	0	125	Gals./Day/Room.	0.0
Manufacturing Uses	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Industrial Park	0	0.20	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.20	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.20	Gals./Day/Sq. Ft.	0.0
Warehouse	0	0.03	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Public/Institutional	105,177	0.10	Gals./Day/Sq. Ft.	10,097.0
Open Space	0	0.10	Gals./Day/Sq. Ft.	0.0
Total Daily Sewage Generation (gallons/day)				10,097.0

Source: Los Angeles County Sanitation Districts.

Table 7: Solid Waste Generation

Project Component	Units of Measure	Generation Factor		Projected Generation
Residential Uses	**No. of Units**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Single-Family Residential	0	12.23	Lbs./Day/Unit	0.0
Medium Density Residential	0	12.23	Lbs./Day/Unit	0.0
Multiple-Family Residential	0	12.23	Lbs./Day/Unit	0.0
Mobile Home	0	12.23	Lbs./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Office	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Medical Office Building	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Office Park	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Bank/Financial Services	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Specialty Retail Commercial	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Convenience Store	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Movie Theater	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Shopping Center	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Sit-Down Restaurant	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Fast-Food Restaurant	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Hotel	0	6.00	Lbs./Day/Room	0.0
Manufacturing Uses	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Industrial Park	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Manufacturing	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
General Light Industry	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Warehouse	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Public/Institutional	105,177	4.00	Lbs./Day/1,000 Sq. Ft.	420.7
Open Space	0	3.00	Lbs./Day/1,000 Sq. Ft.	0.0
Total Daily Solid Waste Generation				420.7

Source: City of Los Angeles CEQA Thresholds Guide, 2006, and
City of Los Angeles Average Solid Waste Generation Rates, April 1981